

001663

345
05/27

COMMITTEE ACTION SHEET

COUNCIL DOCKET OF _____

☐ Supplemental ☐ Adoption ☐ Consent ☐ Unanimous Consent Rules Committee Consultant Review

R -

O -

Carmel Valley Public Facilities Financing Plan

☒ Reviewed ☐ Initiated By LU&H On 3/12/08 Item No. 1

RECOMMENDATION TO:

Approve.

VOTED YEA: Hueso, Atkins, Maienschein

VOTED NAY:

NOT PRESENT: Madaffer

CITY CLERK: Please reference the following reports on the City Council Docket:

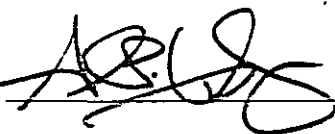
REPORT TO THE CITY COUNCIL NO. 08-035

INDEPENDENT BUDGET ANALYST NO.

COUNCIL COMMITTEE CONSULTANT ANALYSIS NO.

OTHER:

COUNCIL COMMITTEE CONSULTANT





LU&H MAR 12 2008 #1

001665

THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: March 5, 2008 REPORT NO: 08-035
ATTENTION: Committee on Land Use and Housing
Agenda of March 12, 2008
SUBJECT: Carmel Valley Public Facilities Financing Plan
REFERENCE: Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009

REQUESTED ACTION:

1) Approve the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009; 2) Adopt a Resolution of Intention to designate an area of benefit for a Facilities Benefit Assessment (FBA) in Carmel Valley; 3) Adopt a Resolution of Designation for the FBA in Carmel Valley; 4) Approve the setting of Development Impact Fees (DIF) consistent with the FBA in Carmel Valley for those developments which have never been assessed or otherwise agreed to pay an FBA, and 5) Authorize the City Auditor and Comptroller to modify individual Capital Improvement Program project budgets.

STAFF RECOMMENDATION:

Approve the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009 (financing plan); rescind the existing Facilities Benefit Assessments (FBA) and Development Impact Fees (DIF) and establish new FBA and DIF for Carmel Valley.

SUMMARY:

Council Policy 600-36 calls for an annual review of all existing Facilities Benefit Assessments. This is the annual review and will serve as the basis for the Capital Improvement Program (CIP) as it pertains to programming FBA funds in Carmel Valley over the next year. The last review of the Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment was approved by Council on October 17, 2006, by Resolution R-301977. This Public Facilities Financing Plan and Facilities Benefit Assessment is a revision and update to the Fiscal Year 2007 plan.

The proposed financing plan details the public facilities that will be needed through the ultimate development of Carmel Valley and for the projected population at full community development. Carmel Valley is a substantially developed community with the majority of the community facilities in place. There are a total of 24 current and proposed new projects, and adjustments have been made to project costs to allow for inflation and updated estimates. The total unappropriated cost of these projects is estimated at approximately \$27,773,000 with FBA funding of approximately \$19,544,000 (70%).

The goal of the FBA is to ensure that funds will be available in sufficient amounts to provide community facilities when needed. With this update, the two community FBA funds, Carmel Valley North FBA and Carmel Valley South FBA, will be consolidated and one cashflow will be developed. Residential and non-residential development in both the northern and southern areas of Carmel Valley have paid on the same assessment schedule since the implementation of the FBA program, as will all future development in Carmel Valley.

As the current assessment schedule will provide sufficient funding for the remaining facilities in Carmel Valley, therefore no change to the current assessment schedule is proposed beyond a 7% inflation factor which is reflected in the FY 2009 assessments as well as future year project cost estimates. The assessments for FY 2008 and FY 2009 are as follows:

LAND USE	CURRENT FY 2008 ASSESSMENT	PROPOSED FY 2009 ASSESSMENT
SINGLE FAMILY UNITS	\$21,789	\$23,314
MULTI-FAMILY UNITS	\$15,253	\$16,320
COMMERCIAL (per acre)	\$80,837	\$86,495
INDUSTRIAL (per acre)	\$75,172	\$80,433
INSTITUTIONAL (per acre)	\$77,787	\$83,231

The proposed assessment for Fiscal Year 2009 is based on estimated costs of facilities to be funded by this program, and represents a 7% increase over the current assessment. The inflation factor of 7% is also applied to the current project cost estimates for Fiscal Year 2010, while a factor of 5% is used for Fiscal Years 2011 and beyond. The interest rate applied to the cash on hand in the FBA fund is 3% for Fiscal Years 2009 and 2010, and 4% for Fiscal Years 2011 and beyond.

Council has previously directed that the same assessment rates are appropriate DIFs for all properties in Carmel Valley that have never been assessed or otherwise agreed to pay Facilities Benefit Assessments. Therefore, it is recommended that the above proposed Fiscal Year 2009 Assessments also be adopted as DIF for Carmel Valley (see Attachment 2).

The FBA will be collected at the building permit issuance stage of development and deposited into a special, interest earning account for Carmel Valley. Annually, the Council receives a status report on the program and authorizes the appropriation of funds for construction of facilities which are programmed for the next fiscal year in the Capital Improvements Program budget.

The proposed Resolution of Intention will set a date and time for a public hearing on the FBA. Prior to the public hearing, a mailed notice will be given to all affected property owners within the proposed area of designation. The notice will contain the date of the hearing and inform property owners of their right to file a protest with the City Clerk prior to the close of the hearing. Notice will also be given by publication of the Resolution of Intention in the City's official newspaper. Unless overruled by a four-fifths vote of the Council, written protests by

FISCAL CONSIDERATIONS:

Adoption of this revised Public Facilities Financing Plan will continue to provide a funding source for the public facilities identified in Carmel Valley.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

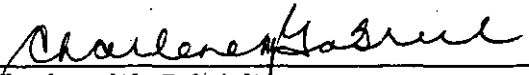
None.

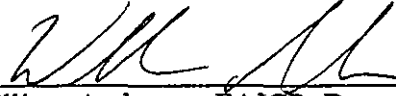
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On February 12, 2008, the Carmel Valley Planning Group voted (15-1) to support the proposed Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009. The lone dissenting vote was made in opposition of consolidating FBA funds to pay for remaining public facilities projects.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

All property owners with remaining new development are listed on the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009 Assessment Roll, starting on appendix page A-3. These property owners will be mailed a notice of the public hearing and copy of the financing plan. The owners will have liens placed upon their property and will be required to pay Facilities Benefit Assessments (FBA) upon any building permit issuance when developing their property. Any redevelopment which increases the intensity of existing uses may be subject to an impact fee per Attachment 2.


 Charlene M. Gabriel
 Facilities Financing Manager
 City Planning & Community Investment


 William Anderson, FAICP; Deputy Chief
 Operating Officer: Executive Director of
 City Planning & Community Investment

CMG/MFS

Attachments: 1. Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009
 2. Development Impact Fee Analysis

Note: Due to the size of the attachment, only a limited distribution was made. A copy is available for review in the Office of the City Clerk.



001069

THE CITY OF SAN DIEGO

REPORT TO THE CITY COUNCIL

DATE ISSUED: April 16, 2008

REPORT NO: 08-054

ATTENTION: Council President and Members of the City Council

SUBJECT: Carmel Valley Public Facilities Financing Plan

REFERENCE: Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009

REQUESTED ACTION:

1) Approve the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009; 2) Adopt a Resolution of Intention to designate an area of benefit for a Facilities Benefit Assessment (FBA) in Carmel Valley; 3) Adopt a Resolution of Designation for the FBA in Carmel Valley; 4) Approve the setting of Development Impact Fees (DIF) consistent with the FBA in Carmel Valley for those developments which have never been assessed or otherwise agreed to pay an FBA, and 5) Authorize the City Auditor and Comptroller to modify individual Capital Improvement Program project budgets.

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Valley North FBA and Carmel Valley South FBA, will be consolidated and one cashflow will be developed. Residential and non-residential development in both the northern and southern areas of Carmel Valley have paid on the same assessment schedule since the implementation of the FBA program, as will all future development in Carmel Valley.

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001671

FISCAL CONSIDERATIONS:

Adoption of this revised Public Facilities Financing Plan will continue to provide a funding source for the public facilities identified in Carmel Valley.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

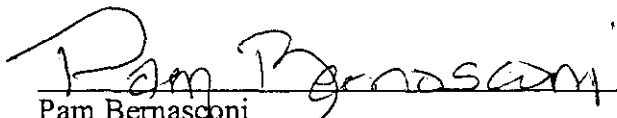
On March 12, 2008 LU&H unanimously approved the Public Facilities Financing Plan on Consent Agenda.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

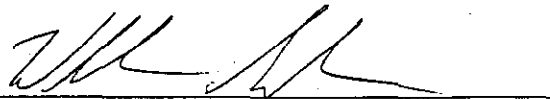
On February 12, 2008, the Carmel Valley Planning Group voted (15-1) to support the proposed Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009. The lone dissenting vote was made in opposition of consolidating FBA funds to pay for remaining public facilities projects.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

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Pam Bernasconi
Facilities Financing Supervising Project
Manager; City Planning & Community
Investment



William Anderson, FAICP
Deputy Chief Operating Officer: Executive
Director of City Planning and Community
Development

CMG/MFS

- Attachment: 1. Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009
2. Development Impact Fee Analysis

Note: Due to the size of the attachment, only a limited distribution was made. A copy is available for review in the Office of the City Clerk.

CARMEL VALLEY

Public Facilities Financing Plan and Facilities Benefit Assessment

Fiscal Year 2009

DRAFT



THE CITY OF SAN DIEGO

City Planning & Community Investment
Facilities Financing
February 2008

[Insert Resolution here.]

DRAFT

Mayor

Jerry Sanders

City Council

Scott Peters, President, Council District 1
Kevin Faulconer, Council District 2
Toni Atkins, Council District 3
Tony Young, Council District 4

Brian Maienschein, Council District 5
Donna Frye, Council District 6
Jim Madaffer, President Pro Tem, Council Dist. 7
Ben Hueso, Council District 8

City Attorney

Michael J. Aguirre, City Attorney
Jana Garmo, Deputy City Attorney

City Planning & Community Investment Department

Charlene M. Gabriel, Facilities Financing Manager
Pamela Bernasconi, Supervising Project Manager
Megan Sheffield, Project Manager

Gloria Hensley, Principal Engineering Aide
M. Elena Molina, Word Processing Operator

Carmel Valley Community Planning Board

Frisco White, Chair
Patti Abramson
Christian Clews
Laura Copic
Ken Farinsky

John Fiske
Anne Harvey
Allen Kashani
Gary Levitt
Dave McIntyre

Jill E. McCarty
Rick Newman
Alex Novokolsky
Scott Tilson

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DRAFT Carmel Valley Public Facilities Financing Plan FY 2009

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This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the City Planning & Community Investment Department, Facilities Financing Section at (619) 533-3670.

Introduction

Authority

This **Public Facilities Financing Plan (Financing Plan)** implements the improvement requirements set forth in the North City West Community Plan, which was originally approved by the City Council on February 27, 1975 by Resolution R-212692. North City West was subsequently renamed Carmel Valley.

Update to Financing Plan

On October 17, 2006, by Resolution R-301977, the City Council adopted the Fiscal Year 2007 Carmel Valley Public Facilities Financing Plan. This report is an update of the Financing Plan for Carmel Valley.

Scope of Report

The Fiscal Year 2009 Carmel Valley Public Facilities Financing Plan identifies the public facilities that will be needed over the next four years in Carmel Valley, during which the ultimate build out of the community is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Carmel Valley, as required by City Ordinance O-15318. The FBA is established to provide public facilities which will benefit the Carmel Valley community.

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Facilities Benefit Assessment

FBA Procedure

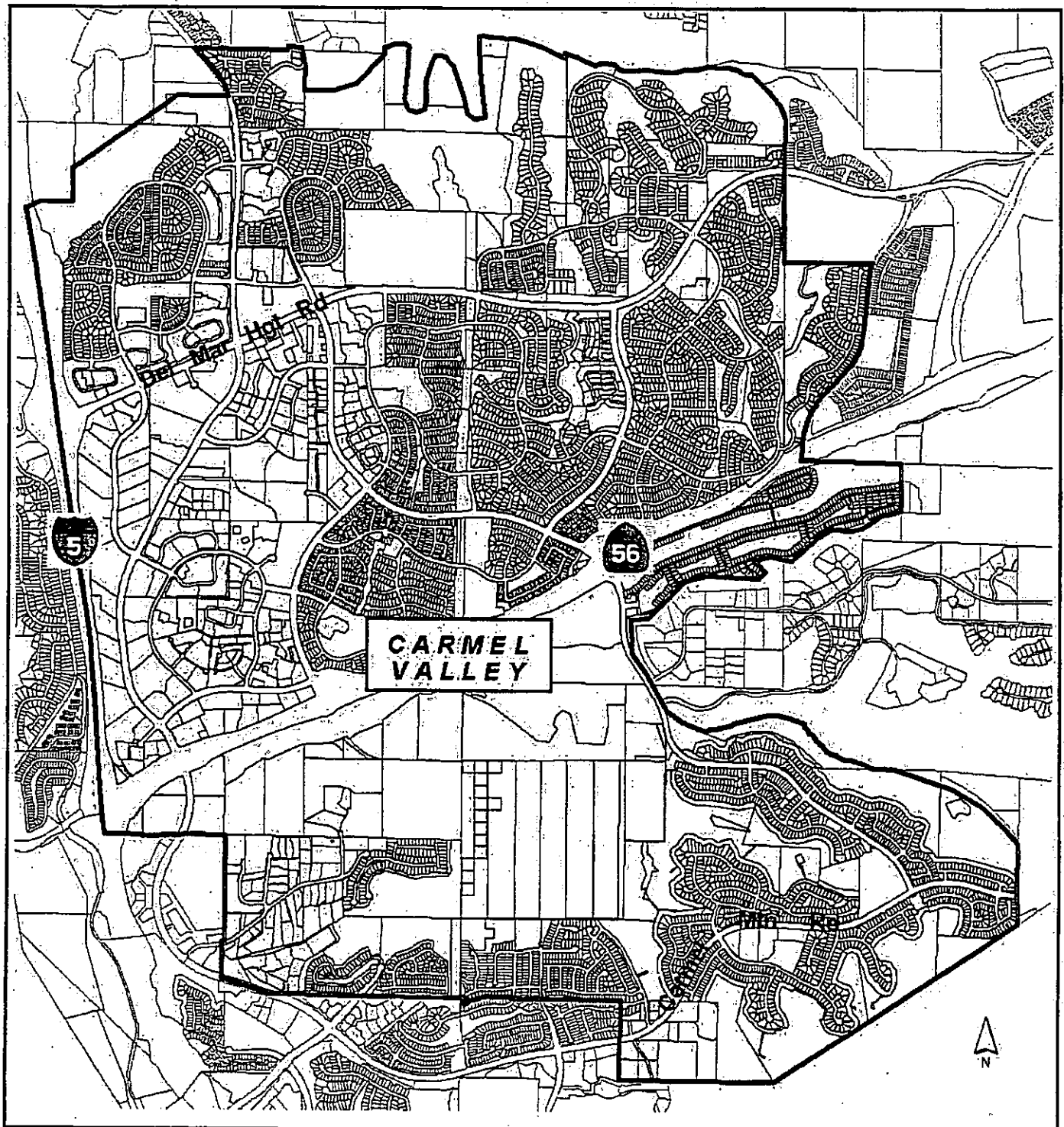
City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980, to establish the procedure for implementing an FBA. The FBA provides funding for public facilities projects that serve a designated area, also known as the **Area of Benefit**. The dollar amount of the assessment is based upon the collective cost of each public facility, and is equitably distributed over the Carmel Valley community planning area. For more information on Area of Benefit, see Area of Benefit and Projected Land Uses on page 5.

Methodology of the FBA

The methodology of the FBA is as follows:

- 1) An **FBA Assessment Numerical List** (Assessment List) is prepared for Carmel Valley, where each remaining, unimproved parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of the property.
- 2) Liens are placed on the undeveloped or under-developed portions of the assessed parcels and final map properties within the areas of benefit. The liens are filed without a specific assessment amount since the owner or developer is responsible to pay only the assessment that applies to the type and amount of development that actually occurs.
- 3) At the time of building permit issuance, the owner of the parcel being developed is assessed a fee that is determined by the type and size of the development permitted according to the FBA schedules that are in effect at the time the permit is obtained. Owners/developers are not permitted to pay liens in advance of development. FBA fees are paid directly to the Development Services Department at the time of building permit issuance.
- 4) Fees are collected, placed into City interest bearing accounts, and used within the area of benefit solely for those capital improvements and administrative costs identified in the Carmel Valley Public Facilities Financing Plan.

Figure 1 Carmel Valley Area of Benefit



Timing and Cost of Facilities

The public facilities projects to be financed by the Carmel Valley FBA funds are shown in Table 9 on page 23. Included in the tables are:

- Project title
- Fiscal year in which construction of the project is expected
- Estimated project costs
- Estimated FBA contribution toward project costs

Project categories include transportation improvements, parks and recreation, police, fire, libraries, and water/wastewater projects. Detailed descriptions of the projects, which are listed in Table 9, can be found on the individual project sheets beginning on page 31. The FBA also pays for the administrative costs associated with the development, implementation, and operation of the FBA program.

Expenditures

The following are three types of expenditures that may be applied against the FBA fund:

- 1) **Direct payments** for facility costs, including administration of the FBA funds;
- 2) **Credits** to developers for facilities provided in accordance with Section 61.2213 of the FBA Ordinance; and
- 3) **Cash reimbursement** to developers for providing facilities exceeding the cost of their FBA obligation pursuant to an approved-reimbursement agreement.

Therefore, whether a developer or the FBA funds provide a facility, direct payments, credits, or cash reimbursements are all treated as an expense to the FBA funds.

Area of Benefit and Projected Land Uses

Area of Benefit

The City Council initiates proceedings for the designation of an Area of Benefit by adopting a Resolution of Intention. The undeveloped land areas that are within the community boundaries of Carmel Valley are known as the Area of Benefit. An FBA is applied to undeveloped residential and non-residential property. Figure 1 on page 4 shows the boundaries of the Carmel Valley Area of Benefit.

In past Carmel Valley Public Facilities Financing Plans, two community maps had been provided - one showing the northern area of the community (north of SR 56), and the other showing the southern area of the community (south of SR 56). With this Financing Plan update, community maps will show all of the Carmel Valley community.

Projected Land Use

Residential

The anticipated residential development of Carmel Valley is estimated at 13,773 dwelling units. A list of the types and amount of planned residential development can be found below in Table 1. A map of all undeveloped properties can be found in the Appendix section, starting on page 135.

For residential development, FBA fees are expected to be paid on a per-dwelling unit basis, and are due at time of building permit issuance.

Non-residential

The anticipated non-residential development for Carmel Valley is estimated to be 294 acres and categorized as commercial, industrial, or institutional. A list of the types and amount of planned non-residential development can also be found below in Table 1. A map of all undeveloped properties can be found in the Appendix section, starting on page 135.

For non-residential development, FBA fees are expected to be paid on a per-acre basis, and are due at time of building permit issuance.

Table 1 Inventory of Land Uses

As of January 1, 2008

Land Use	Actual	To Go	Total
Single-Family Residential Units	7,118	185	7,303
Multi-Family Residential Units	6,310	160	6,470
Total Residential Units	13,428	345	13,773
Commercial Acres	180.31	19.47	199.78
Industrial Acres	51.17	0	51.17
Institutional Acres	33.48	9.11	42.59
Total Non-Residential Acres	264.96	28.58	293.54

Assessments

Assessment Methodology – EDU Ratios

An **Equivalent Dwelling Unit** or **EDU** ratio has been established for the purpose of spreading the cost of public facilities between the different land use classifications. EDU ratios have been calculated for each type of development because the relationship between land use and the degree of benefit from public facilities can vary substantially. The single-family dwelling unit (SFDU) is the foundation for all other EDU ratios. Other land use classifications are assigned an EDU ratio - per unit or per acre - depending on type of development.

Table 2 provides the EDU ratios used to prepare the Carmel Valley FBA.

Table 2 EDU Ratios

LAND USE CLASSIFICATION	STANDARD ABBREVIATION	EDU FACTOR
Single-Family Dwelling Unit	SFDU	1.0
Multi-Family Dwelling Unit	MFDU	.07
Commercial Acre	CAC	3.71
Industrial Acre	IAC	3.45
Institutional Acre	INSTAC	3.57

Assessment Numerical List Description

For each undeveloped or under-developed map portion or parcel in the areas of benefit, the Assessment Numerical List includes:

- Assessor parcel number
- The type of development each parcel is zoned for
- Number of dwelling units or non-residential acres to be developed (according to the highest and "best use" scenario)
- The estimated total assessment amount (according to the highest and "best use" scenario)
- Name of property owner (according to the County Assessor's records)

Identification numbers in the Assessment List have been put into numerical number, and may be non-sequential as some parcels are removed from the list after assessments have been are paid. Subdivided parcels may be represented with a small case letter (a, b, c, etc) after the

identification number. Information on ownership is listed according to the County Assessor's records at the time the Assessment List is prepared, as shown on the last equalized Assessment List, or as otherwise known to the City Clerk; or by any other means which the City Council finds reasonably calculated to apprise affected landowners (Section 61.2205). The current Assessment List begins on page 137, and a map showing approximate locations of assessed parcels can be found on page 139.

A **Resolution of Designation**, when adopted by the City Council and approved by the Mayor, imposes the FBA in the form of a lien that is placed upon the undeveloped or under-developed portions of the County Assessor parcels and final map properties within the area of benefit. The assessments are based upon the type and size of forecasted land use of the highest and "best use" scenario.

The maps, plats, and summary of the Assessment List, all of which define the area of benefit, will be delivered to the County Recorder for official recording once the updated Financing Plan is adopted by the City Council and approved by the Mayor. Collection of the FBA is to occur at the time of building permit issuance at the Development Services Department.

Determination of Assessment Rates

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and size of development, which is expected to occur within the area of benefit. The amount of the FBA is determined by using the following information:

- Development schedule (in dwelling units and acres)
- Composite EDU ratios for each land use designation
- Schedule of facility expenditures (in FY 2009 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 3% applied to the fund balance for two years beginning in FY 2009, then 4% applied per year from FY 2011 forward
- Annual inflation rate of 7% applied to FY 2009 project cost estimates to determine FY 2010 project cost; an inflation rate of 7% applied to FY 2010 project cost to determine FY 2011 project costs; and an inflation rate of 5% applied to each year following FY 2011
- At the beginning of each fiscal year (July 1st), unpaid assessments are increased by the inflation factor

An individual developer will pay an assessment to the FBA fund, based upon the number of units or acres developed in a particular year. Pursuant to the terms of a reimbursement agreement with the City, a developer may

be issued credits against an assessment for expenditures related to providing facilities in lieu of paying an FBA. An approved reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

An **assessment rate** is calculated to provide sufficient money to meet the scheduled direct payments for facilities provided by the FBA fund. The base deposit rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 3 lists the FY 2009 FBA base deposit rate for Carmel Valley.

Table 3 FY 2009 Assessment Rates

LAND USE	ASSESSMENT (per Unit and per 1,000 sq. ft.)
Single Family Dwelling Unit	\$23,314
Multi-Family Dwelling Unit	\$16,320
Commercial Acre	\$86,495
Industrial Acre	\$80,433
Institutional Acre	\$83,231

Automatic Annual Increases

FBAs are evaluated annually and adjusted accordingly to reflect the current economic conditions. In FY 2009 and FY 2010, the increase reflects an inflation rate of 7% per year, after which a 5% increase is reflected. An **inflation factor** is used to provide automatic annual increases in the assessment rate and will be effective at the beginning of each fiscal year (July 1 through June 30). The automatic increase provision is effective only until such time as the next annual adjustment is authorized by the City Council and approved by the Mayor. Thereafter, the subsequent Council and Mayoral-approved annual adjustment will prevail.

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and size of development, which is expected to occur within the area of benefit. The Carmel Valley FBA Schedule in Table 4, page 10, shows the projected rate of assessment for each category of land use during each year of community development.

Facilities Benefit Assessments and Development Impact Fees are paid upon building permit issuance, and the dollar amount due is based upon the fee schedule in effect on the date the building permit is issued.

Table 4 Facilities Benefit Assessment Schedule

FISCAL YEAR	\$/ SFDU	\$/ MFDU	\$/ CAC	\$/ IAC	\$/ INSTAC
2009	\$23,314	\$16,320	\$86,495	\$80,433	\$83,231
2010	\$24,946	\$17,462	\$92,550	\$86,063	\$89,057
2011	\$26,692	\$18,685	\$99,028	\$92,088	\$95,291
2012	\$28,027	\$19,619	\$103,980	\$96,692	\$100,056
2013	\$29,428	\$20,600	\$109,179	\$101,527	\$105,059

FBA Cashflow

Consolidation of Funds

With this update, the two community FBA funds will be consolidated into one fund, and one cashflow (only) will be developed for the community. Originally, when the FBA was put into place a decision was made to have two FBA funds (rather than the usual one fund per community) because it was anticipated that development would take place primarily in the northern area of the community first, and because overall land use in the southern area of the community had not yet been determined. When the Carmel Valley FBA fee structure was developed, FBA rates were calculated such that the estimated incoming development fees in the (known use) northern area of the community would cover the cost of anticipated public facilities necessary to serve the anticipated population in the (known use) northern area. And, because it was expected that development in the southern area would be similar to the development in the northern area, the FBA rates for future development in the southern portion of the community were set to match the FBA rates for the northern area.

Once the initial FBA rate was set, the increases to that fee structure have been inflationary (every July 1st). Over the years, as development occurred in the northern area and some of the more expensive facilities projects were deleted from the Financing Plan, the FBA fees were not decreased because other projects were identified. Over time the first community fund (Carmel Valley North FBA) grew to have a substantial balance. At the same time, because there was less development in the southern area of the community and more land designated as Open Space, the second community fund (Carmel Valley South FBA) grew at a slower rate while the cost to construct future facilities increased dramatically. The end result is that of the community having one fund with a very high and growing balance, and one fund with a smaller and decreasing balance.

Because all FBA funds collected within the Carmel Valley community are intended to provide facilities that benefit all residents within the Carmel Valley community, and because there is no real benefit of having two FBA funds, the two separate funds will be consolidated into one. In addition, over the next 11 years it is estimated that the consolidation of funds will result in decreased City administrative costs, conservatively estimated at approximately \$500,000.

The Carmel Valley Community Planning Board supports the consolidation of FBA funds.

Cashflow Analysis

The Carmel Valley Cashflow (Table 7, page 13) presents an analysis of the Carmel Valley FBA. For each fiscal year during the development of the community, the cashflow shows the difference between anticipated FBA revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings for cash-on-hand are compounded and based on an estimated 3% annual return for two years beginning in FY 2009, and thereafter a rate of 4% is assumed.

The City of San Diego considers historic data while predicting the effect of inflation on construction projects. The Los Angeles/San Diego **Construction Cost Index (CCI)** and the **Consumer Price Index (CPI)** for San Diego are the two indices used by the City while conducting a cashflow analysis. The historical information associated with the Los Angeles/San Diego CCI and the CPI for San Diego is shown in Tables 5 and 6 respectively, on page 12.

Since needed facilities are directly related to the community's growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in community development will require a modification to facility schedules and a new cashflow will be prepared.

Development Impact Fees

Development Impact Fees (DIF) are collected to mitigate the impact of additional development on properties that have either already paid FBAs and/or that have never been assessed. Council has previously directed that DIF, equal to current FBA, are appropriate for such development.

Table 5 Los Angeles/San Diego Construction Cost Index

As reported by *Engineering News Record* (as of March, 2007)

YEAR	CCI	% CHANGE Per YEAR
1999	6832	2.4%
2000	7056	3.3%
2001	7073	0.2%
2002	7440	5.2%
2003	7572	1.8%
2004	7735	2.2%
2005	8234	6.5%
2006	8552	3.9%
2007	8873	3.8%

Table 6 San Diego Consumer Price Index

As of March, 2007

YEAR	CCI	% CHANGE Per YEAR
1999	171.7	3.4%
2000	179.8	4.7%
2001	190.1	5.7%
2002	195.7	3.0%
2003	203.8	4.1%
2004	211.4	3.7%
2005	218.3	3.3%
2006	226.7	3.8%
2007	231.9	2.3%

Table 7 Carmel Valley Cashflow

FISCAL YEAR	SFDU	MFDU	CAC	IAC	INST	\$/SFDU	\$/MFDU	\$/CAC	\$/IAC	\$/INST	REV. & INT.	EXPENSES	BALANCE
Prior	7,008	6,300	178.06	51.17	32.58						\$154,879,368	\$117,865,639	\$37,013,729
2008	110	10	2.25	0.00	0.90	\$21,789	\$15,253	\$80,837	\$75,172	\$77,787	\$7,271,849	\$25,668,174	\$18,617,404
2009	122	40	0.87	0.00	0.00	\$23,314	\$16,320	\$86,495	\$80,433	\$83,231	\$4,095,242	\$6,231,384	\$16,481,263
2010	50	78	13.79	0.00	0.00	\$24,946	\$17,462	\$92,550	\$86,063	\$89,057	\$4,298,586	\$9,570,158	\$11,209,690
2011	13	42	0.00	0.00	0.00	\$26,692	\$18,685	\$99,028	\$92,088	\$95,291	\$1,499,268	\$5,401,776	\$7,307,183
2012	0	0	4.81	0.00	9.11	\$28,027	\$19,619	\$103,980	\$96,692	\$100,056	\$1,732,704	\$120,215	\$8,919,672
2013	0	0	0.00	0.00	0.00	\$29,428	\$20,600	\$109,179	\$101,527	\$105,059	\$357,830	\$126,225	\$9,151,277
TOTAL	7,303	6,470	199.78	51.17	42.59						\$174,134,847	\$164,983,570	\$9,151,277

Note:

- 1) Values are rounded to the nearest dollar.
- 2) Annual inflation rate is 7% for FY 2009-2010, then 5% thereafter.
- 3) Annual interest rate is 3% for FY 2009-2010, then 4% thereafter.

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Public Facilities Financing Plan

Purpose

The Financing Plan is prepared to ensure that all owners of undeveloped property will pay their fair share of the funding required to finance the community's needed public facilities. The Financing Plan applies to all property owners seeking to develop property, even if the subject property has an approved tentative or final map detailing its development. The Financing Plan includes the following:

- Development forecast and analysis
- Capital Improvement Program (CIP)
- Fee schedule for a Facilities Benefit Assessment

This report will update the Financing Plan and the FBA for the development that is planned to occur in the community planning area known as Carmel Valley.

Transportation Phasing Plan

The Carmel Valley (formerly North City West) Transportation Phasing Plan limited the issuance of building permits in Carmel Valley until the listed transportation improvements were assured. The plan was declared satisfied on July 23, 1998. Consequently, there is no further limitation building permit issuance. The plan is contained in previous updates to the Carmel Valley Public Facilities Financing Plan.

Development Forecast and Analysis

The development projection for Carmel Valley is based upon the best estimates of the existing property owners, their land use consultants, and City staff. Certain economic factors could adversely affect these development projections. Higher interest rates, higher land and housing prices, an economic recession, and issues involving the transportation thresholds could slow or halt the development rate of Carmel Valley. Conversely, a period of robust business expansion could significantly increase the rate of development. Indications are that the remaining development of Carmel Valley will take place over the next four years.

The projected schedule of development for Carmel Valley is presented in Table 8 on page 16. In that table, the number of units developed within a year refers to those applications having building permits issued (paid) during the July-to-June fiscal year.

Since needed facilities are directly related to the community growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in the rate of community development will require a modification of the schedule for providing needed public facilities.

Table 8 Carmel Valley Development Schedule

FISCAL YEAR	SFDU	MFDU	TOTAL	CAC	IAC	INSTAC
PRIOR	7,008	6,300	13,308	178.06	51.17	32.58
2008	110	10	13,428	2.25	0.00	.90
2009	122	40	13,590	.87	0.00	0.00
2010	50	78	13,718	13.79	0.00	0.00
2011	13	42	13,773	0.00	0.00	0.00
2012	0	0	13,773	4.81	0.00	9.11
2013	0	0	13,773	0.00	0.00	0.00
TOTAL	7,303	6,470	13,773	199.78	51.17	42.59
BUILT:	7,118	6,310	13,428	180.31	51.17	33.48
TO GO:	185	160	345	19.47	0.00	9.11

*Development figures shown beyond FY 2007 are based upon estimates.

Capital Improvement Program

Future Public Facility Needs

In order to better serve the Carmel Valley community, public facilities are needed in a number of project categories. Those categories include:

- Transportation
- Parks and Recreation
- Police
- Fire
- Library
- Water/Wastewater

A summary of all projects can be found in Table 9 on pages 23 through 26, and project locations are depicted in Figures 2 and 3 on pages 27 and 28. Detailed project descriptions can be found in the CIP sheets beginning on page 31. Construction schedules of facilities are contingent upon actual development within the community because needed facilities are

directly related to the community's growth rate. Therefore, any slowdown in community development will require a modification to the schedule by which needed facilities are planned. Refer to Table 8 on page 16 for the current development schedule for the community.

Fee Schedule for Facilities Benefit Assessments

Annual Review

The FBA Ordinance in the Municipal Code (Section 61.2212) provides for an annual adjustment of FBAs. The annual review may reflect changes to any of the following:

- Rate and amount of planned development
- Actual or estimated cost of public facilities projects
- Scope of the public facilities projects
- Inflation rates
- Interest rates
- Comparative analysis of City approved discretionary permits

Updated Project Costs

This update includes an analysis, by each of the sponsoring City departments, of the project costs for each public facility project. The costs estimates shown in this update have been revised and consider the following:

- LEED "Silver Level"
- Impact of inflation
- Competitive bids on similar projects
- Modifications, if any, to the overall scope of the project

Fee Schedule

The Carmel Valley FBA Schedule in Table 4, page 10, shows the rate of assessment for each category of land use during each year of community development. The FY 2009 assessment schedule includes a normal inflationary increase of 7% over the current rate due to increased project costs and the impact of inflation.

Financing Strategy

For Planned Urbanizing Areas, the Progress Guide and General Plan requires that public facilities and services, including the water supply and distribution system, sanitary sewer system, drainage facilities, fire protection, schools, streets, parks, and open space be available at the time of development and be of sufficient capacity to serve the proposed development and its residents. According to Council Policy 600-28 such

improvements will be furnished and financed by the developer. As such, the developers will provide a majority of the needed public facilities for Carmel Valley as a part of the subdivision process. Public facility projects that benefit a population larger than the local/adjacent development may be financed by using the following alternative methods:

Facilities Benefit Assessment (FBA)

This method of financing fairly and equitably spreads costs while following the procedures specified in City Council Ordinance O-15318, as adopted on August 25, 1980. An FBA results in a lien being levied on each parcel of property located within the area of benefit. The liens ensure that assessments will be collected on each parcel as development occurs and will be renewed annually with each update to the Financing Plan. The liens will be released following payment of the FBA.

For the current, approved schedule of FBAs by fiscal year, refer to Table 4 on page 10.

Development Impact Fee (DIF)

Within urbanized communities, which are near build-out, DIF are collected to mitigate the impact of new development through provision of a portion of the financing needed for identified public facilities and to maintain existing levels of service for that community. Council has previously directed that DIF, equal to the current FBA, are appropriate for all properties in planned urbanizing communities that have never been assessed or otherwise agreed to pay FBAs, and/or on which the intensity of development has increased.

Assessment Districts

Special assessment district financing, such as the Municipal Improvement Act 1913/1915, may be used as a supplementary or alternative method of financing facilities such as streets, sidewalks, sewers, water lines, storm drains, and lighting facilities. Assessment districts are beneficial in that they provide all of the funding needed for a particular public facility project in advance of the projected development activity. However, assessment districts also create a long-term encumbrance of the benefiting property and require that the funds be repaid over an extended period of time. Assessment districts also require the approval of a majority of the property owners in order to establish the district.

Community Facility District (CFD)

State legislation, such as the **Mello-Roos Act of 1982**, has been enacted to provide a method of financing public facilities in new and developing areas. A Mello-Roos is also known as a **Community Facility District (CFD)**. The formation of such CFDs may be initiated by owner/developer petition. Mello-Roos districts also require approval by a two-thirds

majority of the property owners in order to establish the district, as clarified by Council Policy 800-3.

Developer Construction

New development either constructs required facilities as a condition of subdivision or provides funds for its fair share of the costs of such facilities, with construction being performed by the City. Typically, these funds are collected through the FBA program or through the DIF program.

As an alternative to the FBA or DIF programs it may be feasible for developers to construct one or more of the needed public facilities in a turnkey basis. Under this arrangement, developers typically are compensated, either by cash or credit against FBAs due, for the work performed pursuant to the conditions in a Council approved reimbursement agreement (Council Policy 800-12).

Reimbursement Financing for Water and Sewer Facilities

This method of financing is outlined in Council Policy 400-7. It is commonly used when the first developer/sub-divider in an area is required to construct the necessary water and sewer facilities for an entire developing area. These agreements are approved by the City Council. Reimbursement to the first developer/sub-divider can occur over a period of time as long as 20 years or until all of the subsequently developed lands have participated in the reimbursement, whichever occurs first.

State/Federal Funding

Certain public facilities may be determined to benefit a regional area that is larger than the community planning area. Such projects may be appropriately funded by the State, the Federal Government, or a combination of the two.

Cost Reimbursement District (CRD)

Occasionally, a developer/sub-divider is directed to construct public improvements that are more than that which is required to support its individual property/development. A **Cost Reimbursement District (CRD)** provides a mechanism by which the developer/sub-divider may be reimbursed by benefiting development which proceeds within 20 years of formation of the CRD. Reimbursement is secured by a lien on the benefiting properties with the lien due and payable only upon recordation of a final map or issuance of a building permit, whichever occurs first.

Development Agreement

This method permits a developer to enter into an agreement with the City of San Diego where certain rights of development are extended to the developer in exchange for certain extraordinary benefits given to the City.

General Assumptions and Conditions

In connection with the application of the above methods of financing, the following general assumptions and conditions will be applied:

1. Except for those projects that are identified as FBA funded, developers will be required to provide facilities that are normally provided within the subdivision process as a condition of tentative subdivision map approval. These projects include but are not limited to traffic signals (except as noted), local roads, and the dedication or preservation of open space located within the proposed development(s). A Mello-Roos 1913/1915 Act, or other type of reimbursement district, however, may fund such projects if the project(s) and applicant(s) qualify for this type of project financing.
2. Commercial, industrial and institutional land will be assessed FBAs for infrastructure (including transportation), police, fire, and utility facilities. However, developers of commercial, industrial and institutional land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the Carmel Valley community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, their fair share can be evaluated at that time.
3. Annual reviews may be performed to evaluate performance of the program and to consider the continuing commitments related to the completion of needed facilities. Project costs and assessments shall be evaluated for all portions of the program.
4. The developer, or permittee, shall pay the FBA as a condition of obtaining building permits.
5. A developer, or group of developers, may propose to build or improve an FBA funded facility that is identified in the CIP. Upon City Council approval, the developer(s) may enter into an agreement to provide the facility in lieu of, or as credit against the payment of FBA fees, provided that adequate funds are available in the FBA fund. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the CIP sheet for the respective project. Should the approved, final cost of the facility exceed the amount of credit being sought by the developer(s), the developer(s) may be reimbursed from the FBA fund for the difference, subject to the approved

reimbursement agreement and the availability of funds. If two developers are entitled to cash reimbursement during the same fiscal year, then the first agreement to be approved by the City Council shall take precedence over subsequent agreements approved by the City Council.

6. As FBAs are collected, they shall be placed in City funds that provide interest earnings for the benefit of Carmel Valley.
7. The Development Schedules shown in Tables 8a and 8b, pages 18 and 19 respectively, are estimated schedules based on the latest information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Carmel Valley.
8. Most public facilities identified in the Financing Plan are either "population based" or "transportation based." The estimated year(s) in which funds are budgeted for a given project should not be considered as a binding commitment that the project would actually be constructed in that year. With each annual update, actual permit activity and corresponding population projections coupled with additional traffic study information obtained since the last update, will be evaluated to determine the most appropriate year in which to budget the need for each remaining project. As such, the budgeted year for a given project is subject to change with each update to the Financing Plan.
9. In most cases, all roadways located within Carmel Valley will be the responsibility of the developer/sub-divider and are not reflected in the FBA calculations.
10. It has been assumed that a large majority of the cost necessary to construct SR-56 will be provided from funds other than the FBA, e.g. Transnet, State or Federal (ISTEA) Highway funds, and/or toll road funds, etc.
11. For projects that require land acquisition in this Financing Plan, property value estimates assume that the property is graded, in finished pad condition, and "ready to accept" for the project for which it is intended (i.e. the value of raw land plus the cost of improvements/environmental mitigation). The actual price paid for land within Carmel Valley will be based upon either a price established through direct negotiations between the

affected owner(s) and relevant public agency or by fair market value, as determined by an appraisal that will be prepared in accordance with standard City policy.

12. It has been assumed that all costs for open space acquisition will be provided from funds other than the FBA, i.e. subdivision requirement, off-site mitigation for a particular project, etc.

13. FBA fees shall be paid by all categories of private development, including affordable housing projects.

Developer Advance

It is anticipated that a number of the projects, which have been identified as being FBA-funded, are to be constructed by developers in Carmel Valley. Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are sufficient FBA funds available to provide either cash reimbursement or credit against the developer's obligation to pay FBA fees. In other words, the "need" for the project may occur before there are FBA funds available to cover the cost of the project. The project sheets indicate the fiscal year in which it is anticipated that funds will be available to reimburse or when the developer would take credits against their obligation to pay FBA fees.

Table 9 Carmel Valley Public Facilities Project Summary - DRAFT

TRANSPORTATION PROJECTS:								
NEW #	Prior CVN #	Prior CVS #	PG.	DESCRIPTION	YEAR	STATUS	TOTAL COST	FBA CONTRIB.
CURRENT AND FUTURE PROJECTS:								
T-1	21-16	21A-8	31	CARMEL MOUNTAIN ROAD/I-5 INTERCHANGE	2009	In progress	\$18,712,738	\$7,479,996
T-2	(New)	(New)	32	MISCELLANEOUS STREET AND TRAFFIC IMPROVEMENTS	2009	Future	\$35,000	\$35,000
T-3	N/A	21A-32	33	EAST SAN RAFAEL STREET DECELERATION LANE	2009	In progress	\$770,000	\$770,000
T-4	(New)	(New)	34	EL CAMINO REAL/SR-56 BIKE PATH CONNECTOR PAVING	2009	Future	\$267,500	\$267,500
T-5	(New)	(New)	35	I-5 UNDERPASS - BIKEWAY/PEDESTRIAN CONNECTION	2009	Future	\$1,651,010	\$535,000
T-6	21-27	N/A	36	DEL MAR HEIGHTS ROAD NORTH OF ASHLEY FALLS NEIGHBORHOOD PARK	2010	Reimbursement	\$845,250	\$845,250
T-7	N/A	21A-31	37	TRAFFIC SIGNALS ON CARMEL COUNTRY ROAD	2010	In progress	\$310,000	\$0
T-8	21-49	N/A	38	CARMEL VALLEY COMMUNITY CONCOURSE	2010	In Progress	\$6,420,000	\$6,420,000
T-9	N/A	21A-17	39	CARMEL MOUNTAIN ROAD	2011	Reimbursement	\$18,254,120	\$4,618,120
COMPLETED PROJECTS:								
C T-1	21-A	N/A	43	DEL MAR HEIGHTS ROAD FROM I-5 TO EL CAMINO REAL	1987	Completed	\$1,235,000	\$0
C T-2	21-B	N/A	44	DEL MAR HEIGHTS ROAD FROM EL CAMINO REAL TO CARMEL COUNTRY ROAD	1987	Completed	\$1,550,000	\$0
C T-3	21-C	N/A	45	DEL MAR HEIGHTS ROAD FROM CARMEL COUNTRY ROAD TO SDG&E EASEMENT	1988	Completed	\$1,196,000	\$0
C T-4	21-13	N/A	46	DEL MAR HEIGHTS ROAD HALF-WIDTH IMPROVEMENTS AT FIRE STATION	1988	Completed	\$187,740	\$187,740
C T-5	21-14	N/A	47	DEL MAR HEIGHTS ROAD HALF-WIDTH IMPROVEMENTS AT TORREY PINES HIGH SCHOOL	1988	Completed	\$619,831	\$619,831
C T-6	21-G	N/A	48	DEL MAR HEIGHTS ROAD FROM LANDSDALE DRIVE TO CARMEL CANYON ROAD	1988	Completed	\$2,500,000	\$0
C T-7	21-P	N/A	49	DEL MAR HEIGHTS ROAD FROM CARMEL CANYON ROAD TO THE EASTERLY COMMUNITY BOUNDARY	1988	Completed	\$4,640,000	\$0
C T-8	21-11	N/A	50	DEL MAR HEIGHTS ROAD AND I-5 INTERCHANGE (BRIDGE WIDENING)	1988	Completed	\$4,874,553	\$3,983,553
C T-9	21-45	N/A	51	DEL MAR HEIGHTS ROAD EXTENSION - ENVIRONMENTAL DOCUMENTATION	1992	Completed	\$95,000	\$95,000
C T-10	21-K	N/A	52	CARMEL CREEK ROAD FROM CARMEL COUNTRY ROAD TO CARMEL VALLEY ROAD	1987	Completed	\$3,042,100	\$0
C T-11	N/A	21A-24	53	CARMEL CREEK ROAD EXTENDING NORTH FROM THE SOUTHERLY COMMUNITY BOUNDARY	2001	Completed	\$1,500,000	\$0
C T-12	N/A	21A-15	54	CARMEL CREEK ROAD BRIDGE	2002	Completed	\$1,331,187	\$1,331,187
C T-13	21-F	N/A	55	EL CAMINO REAL FROM HALF MILE DRIVE TO DEL MAR HEIGHTS ROAD	1987	Completed	\$4,370,000	\$0
C T-14	21-D	N/A	56	EL CAM. REAL FROM DEL MAR HEIGHTS ROAD TO SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER	1988	Completed	\$5,900,000	\$0
C T-15	21-L	N/A	57	EL CAM. REAL FROM SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER TO CARMEL VALLEY ROAD	1988	Completed	\$1,900,000	\$0
C T-16	21-15	N/A	58	EL CAMINO REAL OFFSITE EXT. TO SOUTHERN EDGE OF SAN DIEGUITO RIVER BRIDGE	1988	Completed	\$4,618,255	\$4,618,255
C T-17	N/A	21A-10	59	EL CAMINO REAL FROM CARMEL VALLEY RD TO SOUTHERN BOUNDARY OF THE FORMER MUSKIN/LEAHY PROPERTY	1997	Completed	\$4,203,687	\$2,101,687

DRAFT Carmel Valley Public Facilities Financing Plan FY 2009

Table 9 Carmel Valley Public Facilities Project Summary - DRAFT

TRANSPORTATION PROJECTS, CONTINUED								
C T-18	21-12	N/A	60	HARTFIELD AVENUE	1988	Completed	\$256,840	\$256,840
C T-19	21-20	N/A	61	WIDEN CARMEL VALLEY ROAD OFFSITE WESTERLY TO FREEWAY RAMPS	1988	Completed	\$224,296	\$190,652
C T-20	21-11	N/A	62	CARMEL VALLEY ROAD FROM OLD EL CAMINO REAL (W) TO EL CAMINO REAL (E)	1988	Completed	\$566,000	\$0
C T-21	21-1	N/A	63	CARMEL VALLEY ROAD FROM EL CAMINO REAL TO CARMEL CREEK ROAD	1989	Completed	\$1,650,000	\$0
C T-22	21-J	N/A	64	CARMEL VALLEY ROAD FROM CARMEL CREEK ROAD TO CARMEL COUNTRY ROAD	1992	Completed	\$3,800,000	\$0
C T-23	21-N	N/A	65	CARMEL CANYON ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL COUNTRY ROAD	1989	Completed	\$3,600,000	\$0
C T-24	21-E	N/A	66	CARMEL COUNTRY ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL VALLEY ROAD	1989	Completed	\$5,000,000	\$0
C T-25	21-M	N/A	67	CARMEL COUNTRY ROAD FROM CARMEL VALLEY ROAD TO DEL MAR TRAILS ROAD	1994	Completed	\$956,000	\$0
C T-26	N/A	21A-16	68	CARMEL COUNTRY ROAD FROM SR-56 TO CARMEL MOUNTAIN ROAD	1999	Completed	\$16,830,000	\$0
C T-27	21-18	21A-11	69	TRAFFIC SIGNALS AND RAMP WIDENING FOR I-5 AT CARMEL VALLEY ROAD	1988	Completed	\$620,000	\$525,000
C T-28	21-19	N/A	70	TRAFFIC SIGNALS AT I-5 AND DEL MAR HEIGHTS ROAD	1988	Completed	\$73,795	\$73,795
C T-29	21-36B	N/A	71	TRAFFIC SIGNAL AT CARMEL CREEK ROAD AND CARMEL COUNTRY ROAD	1988	Completed	\$95,000	\$95,000
C T-30	21-36C	N/A	72	TRAFFIC SIGNAL AT DEL MAR HEIGHTS ROAD AND TORREY RIDGE DRIVE	1988	Completed	\$95,000	\$95,000
C T-31	21-17	21A-9	73	STATE ROUTE 56 WEST - PROPERTY ACQUISITION	1993	Completed	\$24,785,893	\$3,000,000
C T-32	21-38	N/A	74	SR-56 FREEWAY FROM I-5 TO EASTERN COMMUNITY BOUNDARY	1993	Completed	\$30,349,000	\$0
C T-33	21-26	N/A	75	TRANSIT CENTER IN NEIGHBORHOOD 9	1995	Completed	\$76,757	\$76,757
C T-34	21-5A	N/A	76	PARK & RIDE TRANSPORTATION CENTER	1999	Completed	\$375,303	\$375,303
C T-35	N/A	21A-30	77	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND BOUGANVILLEA SUBDIVISION ENTRANCE	2000	Completed	\$100,000	\$0
C T-36	N/A	21A-19	78	TRAFFIC SIGNAL - CARMEL COUNTRY ROAD AND PALACIO DEL MAR SUBDIVISION ENTRANCE	2003	Completed	\$134,000	\$0
C T-37	N/A	21A-18	79	CANTER HEIGHTS DRIVE (STREET A) FROM NEIGHBORHOOD 8A BOUNDARY TO CARMEL MOUNTAIN ROAD	2007	Completed	\$3,000,000	\$0
C T-38	N/A	21A-29	80	EAST OCEAN AIR DRIVE	2007	Completed	\$300,000	\$300,000
TRANSPORTATION PROJECTS - TOTAL COST AND FBA CONTRIBUTION:							\$183,916,856	\$38,896,467
ESTIMATED FBA CONTRIBUTION NOT YET APPROPRIATED:								\$12,262,121
PARK AND RECREATION PROJECTS								
NEW #	Prior CVN #	Prior CVS #	PG.	DESCRIPTION	YEAR	STATUS	TOTAL COST	FBA CONTRIB.
P/R-1	N/A	21A-1	83	CARMEL VALLEY COMMUNITY PARK SOUTH - NEIGHBORHOOD 8A	2009	In Progress	\$9,769,858	\$4,157,279
P/R-2	N/A	21A-28	84	CARMEL VALLEY COMMUNITY PARK SOUTH - RECREATION BUILDING	2009	In Progress	\$5,800,000	\$5,000,000
P/R-3	N/A	21A-26, 21A-27	85	CARMEL VALLEY NEIGHBORHOOD PARK AND FRONTAGE ROAD - NEIGHBORHOOD 8	2009	In Progress	\$5,034,350	\$5,034,350
P/R-4	21-51	N/A	86	CARMEL VALLEY SKATE PARK	2009	In Progress	\$3,210,000	\$3,160,000
P/R-5	N/A	21A-20	87	CARMEL VALLEY MULTI-USE TRAIL - NEIGHBORHOOD 10	2009	In Progress	\$620,600	\$620,600

Table 9 Carmel Valley Public Facilities Project Summary - DRAFT

PARK AND RECREATION PROJECTS, CONTINUED								
P/R-6	(New)	(New)	88	RECREATION FACILITIES STUDY - COMMUNITY PARK LOWER FIELD	2009	Future	\$50,000	\$50,000
P/R-7	21-50	N/A	89	CARMEL GROVE MINI-PARK - PLAY AREA UPGRADES	2009	In Progress	\$467,467	\$428,000
P/R-8	(New)	(New)	90	DEL MAR TRAILS PARK - PLAY AREA UPGRADES	2009	Future	\$530,811	\$530,811
P/R-9	(New)	(New)	91	TORREY HIGHLANDS NEIGHBORHOOD PARK - PLAY AREA UPGRADES	2010	Future	\$940,377	\$535,000
P/R-10	(New)	(New)	92	WINDWOOD II MINI-PARK - PLAY AREA UPGRADES	2010	Future	\$523,775	\$428,000
P/R-11	21-1	21A-22	93	CARMEL VALLEY COMMUNITY PARK - TOWN CENTER	2008	Completed	\$21,565,958	\$21,110,136
COMPLETED PROJECTS:								
C P/R-1	21-6C	N/A	97	SOLANA HIGHLANDS NEIGHBORHOOD PARK	1988	Completed	\$3,019,687	\$3,019,687
C P/R-2	21-6D	N/A	98	CARMEL DEL MAR NEIGHBORHOOD PARK	1988	Completed	\$3,193,753	\$3,193,753
C P/R-3	21-34A	N/A	99	CARMEL GROVE MINI-PARK - NEIGHBORHOOD 6	1988	Completed	\$1,470,000	\$1,470,000
C P/R-4	21-35	N/A	100	TORREY HIGHLANDS NEIGHBORHOOD PARK - NEIGHBORHOOD 7	1990	Completed	\$2,005,554	\$2,005,554
C P/R-5	21-31	N/A	101	WINDWOOD II MINI-PARK - NEIGHBORHOOD 1	1991	Completed	\$701,850	\$701,850
C P/R-6	21-40	N/A	102	DEL MAR TRAILS PARK - NEIGHBORHOOD 5	1993	Completed	\$1,206,339	\$356,339
C P/R-7	21-6A	N/A	103	CARMEL CREEK NEIGHBORHOOD PARK - NEIGHBORHOOD 1	1995	Completed	\$4,576,000	\$4,446,000
C P/R-8	21-34B	N/A	104	CARMEL VIEW MINI-PARK - NEIGHBORHOOD 6	1999	Completed	\$441,064	\$441,064
C P/R-9	21-6B	N/A	105	ASHLEY FALLS NEIGHBORHOOD PARK - NEIGHBORHOOD 4	2001	Completed	\$10,067,190	\$10,067,190
C P/R-10	21-48	N/A	106	TORREY HIGHLANDS PARK OFF-LEASH AREA FOR DOGS	2002	Completed	\$15,781	\$15,781
C P/R-11	21-30	N/A	107	CAMEL KNOLLS RENAISSANCE PARK - NEIGHBORHOOD 1	2003	Completed	\$3,545,860	\$3,545,860
C P/R-12	N/A	21A-2	108	SAGE CANYON NEIGHBORHOOD PARK - NEIGHBORHOOD 10	2003	Completed	\$7,590,258	\$7,590,258
C P/R-13	21-46A	N/A	109	CARMEL DEL MAR PARK - PLAY AREA UPGRADES	2004	Completed	\$156,273	\$46,723
C P/R-14	21-46B	N/A	110	SOLANA HIGHLANDS NEIGHBORHOOD PARK - PLAY AREA UPGRADES	2005	Completed	\$299,808	\$299,808
C P/R-15	21-47	N/A	111	LINEAR PARK - SDG&E EASEMENT (DELETED)	N/A	Deleted	\$142,152	\$142,152
C P/R-16	N/A	21A-21	112	CARMEL VALLEY MULTI-USE TRAIL - SHAW VALLEY	2005	Completed	\$518,494	\$518,494
PARK/RECREATION PROJECTS - TOTAL COST AND FBA CONTRIBUTION:							\$87,463,259	\$78,914,689
ESTIMATED FBA CONTRIBUTION NOT YET APPROPRIATED:								\$4,636,456
POLICE PROJECTS:								
NEW #	Prior CVN #	Prior CVS #	PG.	DESCRIPTION	YEAR	STATUS	TOTAL COST	FBA CONTRIB.
PO-1	21-44	21A-4	115	NORTHWEST AREA POLICE STATION	2007	Completed	\$19,123,988	\$12,144,560
POLICE PROJECTS - TOTAL COST AND FBA CONTRIBUTION:							\$19,123,988	\$12,144,560
ESTIMATED FBA CONTRIBUTION NOT YET APPROPRIATED:								\$0

DRAFT Carmel Valley Public Facilities Financing Plan FY 2009

Table 9 Carmel Valley Public Facilities Project Summary - DRAFT

FIRE PROJECTS:								
NEW #	Prior CVN #	Prior CVS #	PG.	DESCRIPTION	YEAR	STATUS	TOTAL COST	FBA CONTRIB.
C F-1	21-3	21A-3	119	FIRE STATION #24	1993	Completed	\$1,844,200	\$1,582,700
FIRE PROJECTS - TOTAL COST AND FBA CONTRIBUTION:							\$1,844,200	\$1,582,700
ESTIMATED FBA CONTRIBUTION NOT YET APPROPRIATED:								\$0
LIBRARY PROJECTS:								
NEW #	Prior CVN #	Prior CVS #	PG.	DESCRIPTION	YEAR	STATUS	TOTAL COST	FBA CONTRIB.
C L-1	21-4	21A-6	123	CARMEL VALLEY BRANCH LIBRARY	1994	Completed	\$4,348,000	\$4,211,000
LIBRARY PROJECTS - TOTAL COST AND FBA CONTRIBUTION:							\$4,348,000	\$4,211,000
ESTIMATED FBA CONTRIBUTION NOT YET APPROPRIATED:								\$0
WATER AND WASTEWATER PROJECTS:								
NEW #	Prior CVN #	Prior CVS #	PG.	DESCRIPTION	YEAR	STATUS	TOTAL COST	FBA CONTRIB.
W-1	21-41	N/A	127	WATER TRANSMISSION LINE RELOCATION	2009	Reimbursement	\$1,485,000	\$1,485,000
W-2	N/A	21A-5	128	CARMEL MOUNTAIN ROAD WATER TRANSMISSION LINE - SOUTH OF CARMEL VALLEY ROAD	2009	Reimbursement	\$3,925,000	\$3,925,000
W-3	(New)	(New)	129	CARMEL COUNTRY ROAD LOW FLOW CHANNEL	2009	Future	\$1,712,000	\$1,712,000
C W-1	21-8	N/A	133	GREEN VALLEY PIPELINE	1988	Completed	\$6,099,641	\$6,099,641
C W-2	21-10	N/A	134	EXPANSION OF SEWER PUMP STATION 64	1988	Completed	\$494,800	\$247,400
WATER/WASTEWATER PROJECTS - TOTAL COST AND FBA CONTRIBUTION:							\$13,716,441	\$13,469,041
ESTIMATED FBA CONTRIBUTION NOT YET APPROPRIATED:								\$2,645,000
SUMMARY OF PROJECT COSTS:								
TOTAL COST OF PROJECTS:							\$310,412,743	
TOTAL FBA CONTRIBUTION:							\$148,913,094	
TOTAL ESTIMATED REMAINING COST OF CURRENT/FUTURE PROJECTS:							\$27,772,785	
TOTAL ESTIMATED FBA CONTRIBUTION NOT YET APPROPRIATED:							\$18,150,449	

Figure 2 Carmel Valley – Location of Active and Future Projects

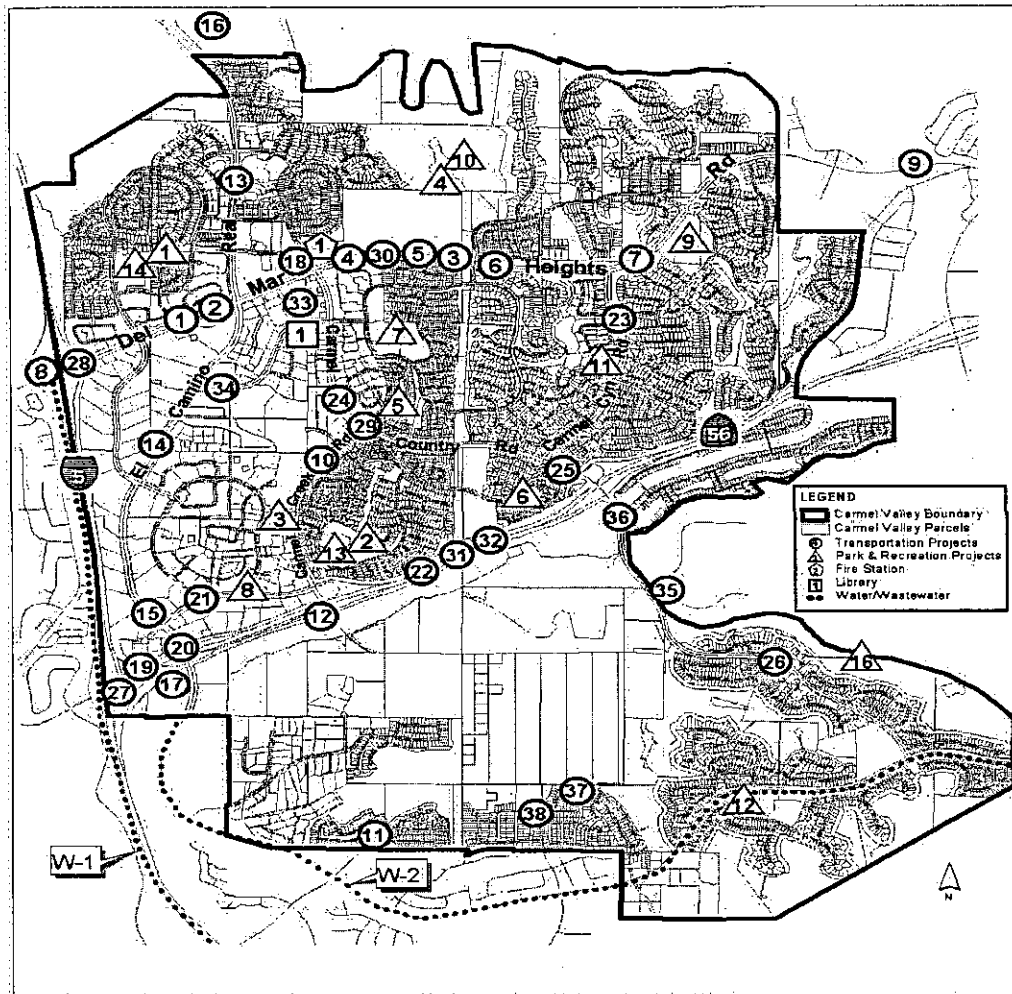
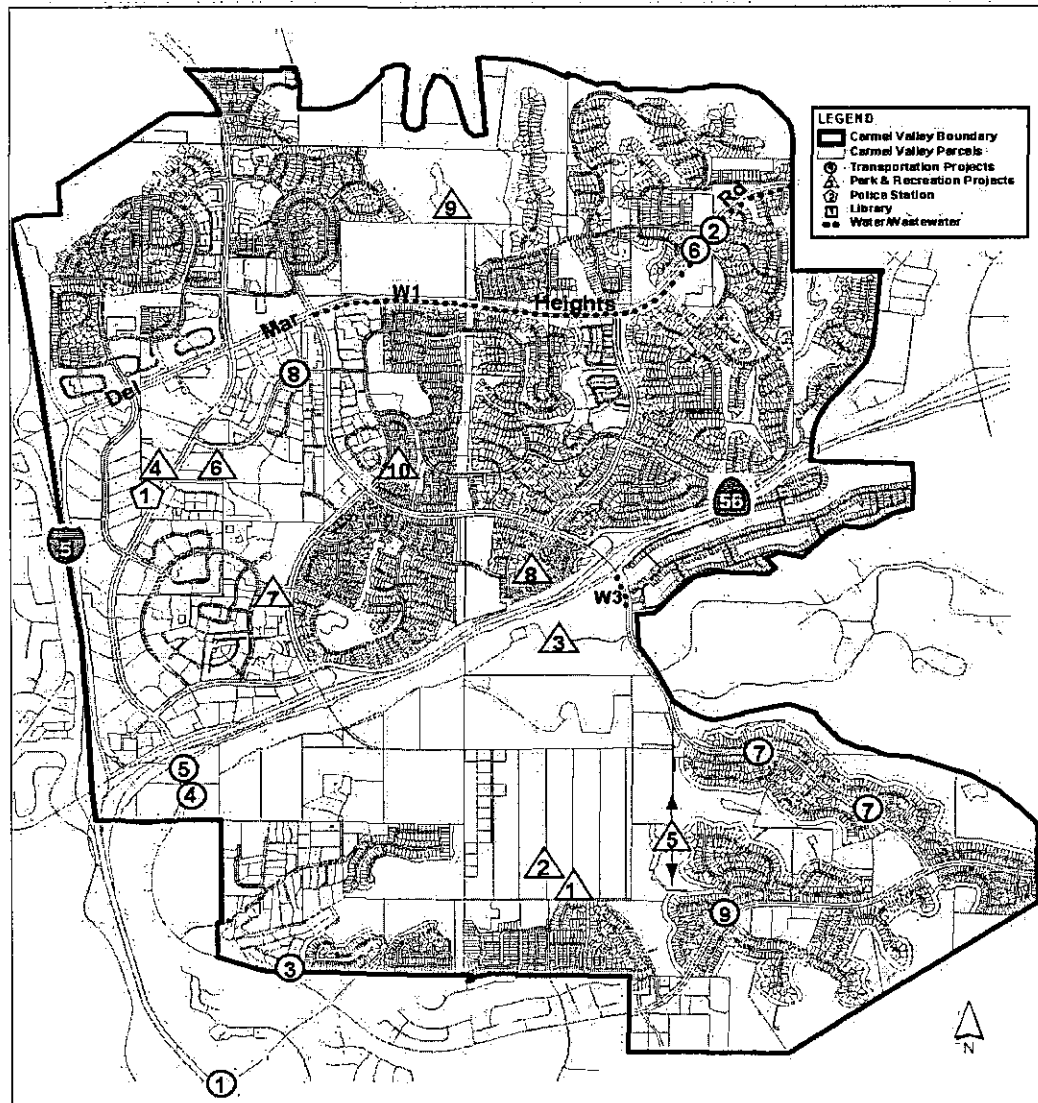


Figure 3 Carmel Valley – Location of Completed Projects



Transportation Projects – Current and Future

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD/I-5 INTERCHANGE

PROJECT: T-1

PRIOR #: 21-16, 21A-8

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

CIP #: 52-424.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV, THILLS

DESCRIPTION:

LAND ACQUISITION AND CONSTRUCTION OF A DIAMOND FREEWAY INTERCHANGE AT I-5 AND CARMEL MOUNTAIN ROAD.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

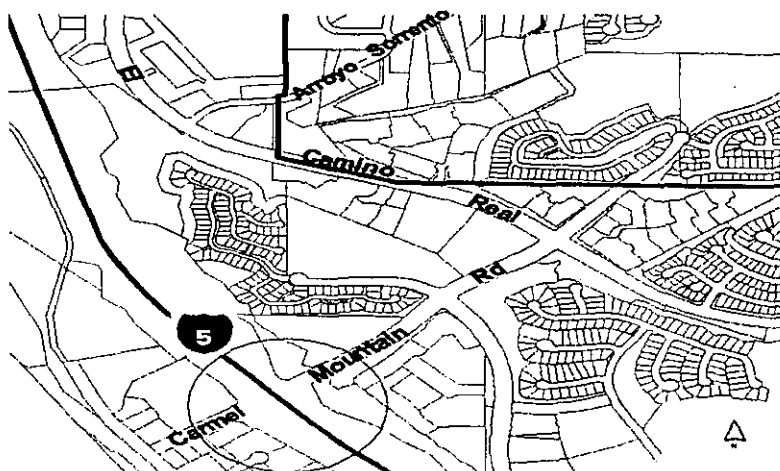
FUNDING ISSUES:

THE CITY OF SAN DIEGO IS BEING BILLED BY CALTRANS FOR PROJECT COSTS. FUNDING SOURCES ARE CHARGED ACCORDING TO THE TERMS OF THE COOPERATIVE AGREEMENT WITH CALTRANS AND THE SORRENTO HILLS DEVELOPMENT AGREEMENT, WITH CARMEL VALLEY NORTH CONTRIBUTING 15%, CARMEL VALLEY SOUTH 25%, AND TORREY HILLS DEVELOPERS 60%.

SCHEDULE:

CONSTRUCTION IS SCHEDULED FOR COMPLETION IN FY 2009.

SOURCE	FUNDING	EXPENDED	CONTR. APP.	FY 2009	FY 2010	FY 2011
FBA-CVN	\$3,145,249	\$2,798,633	\$0	\$346,616	\$0	\$0
FBA-CVS	\$4,408,747	\$4,450,000	\$0	-\$54,002	\$0	\$0
THILLS	\$9,690,994	\$9,996,357	\$12,749	-\$305,363	\$0	\$0
P-CVN	-\$340,250	-\$340,250	\$0	\$0	\$0	\$0
P-CVS	\$266,250	\$266,250	\$0	\$0	\$0	\$0
P-THILLS	\$1,529,000	\$1,529,000	\$0	\$0	\$0	\$0
TOTAL	\$18,699,990	\$18,699,990	\$12,749	\$12,749	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: MISCELLANEOUS STREET AND TRAFFIC IMPROVEMENTS

PROJECT: T-2

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR NECESSARY STREET AND TRAFFIC IMPROVEMENTS TO INCLUDE, BUT ARE NOT LIMITED TO, FLASHING BEACONS, CURB RAMPS, AND TRAFFIC CALMING PROJECTS WITHIN THE CARMEL VALLEY COMMUNITY.

JUSTIFICATION:

THIS PROJECT PROVIDES FOR TRAFFIC SAFETY IMPROVEMENTS, AND IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

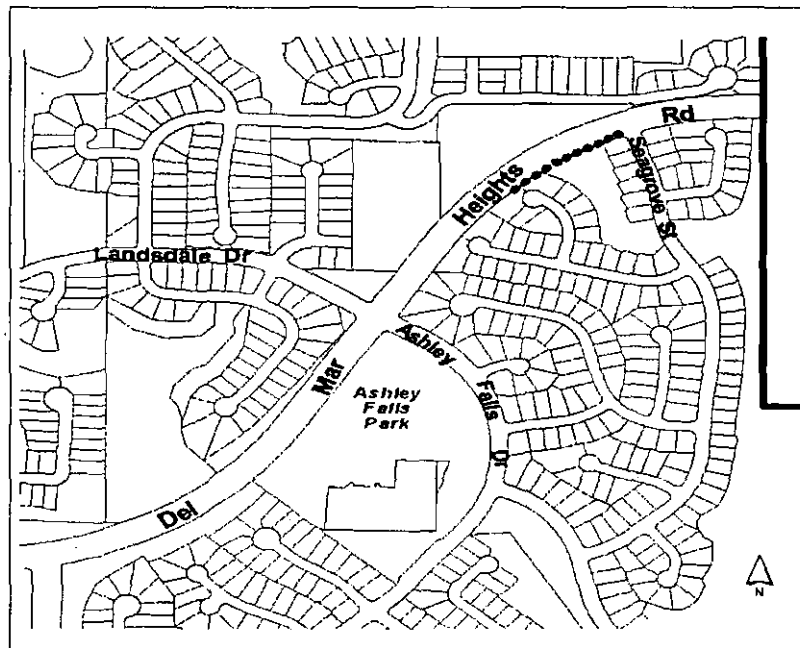
NOTES:

CURRENT PROJECT: FLASHING BEACON FACING EASTBOUND TRAFFIC ON DEL MAR HEIGHTS ROAD APPROXIMATELY 500 FEET WEST OF SEAGROVE STREET. COST:

SCHEDULE:

THE CURRENT PROJECT IS SCHEDULED TO BEGIN IN 2009.

SOURCE	FUNDING	EXPENDED	CONT. AP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$35,000	\$0	\$0	\$35,000	\$0	\$0
TOTAL	\$35,000	\$0	\$0	\$35,000	\$0	\$0



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: EAST SAN RAFAEL STREET
DECELERATION LANE

PROJECT: T-3
PRIOR #: 21A-32

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS
CIP #: 52-378.0

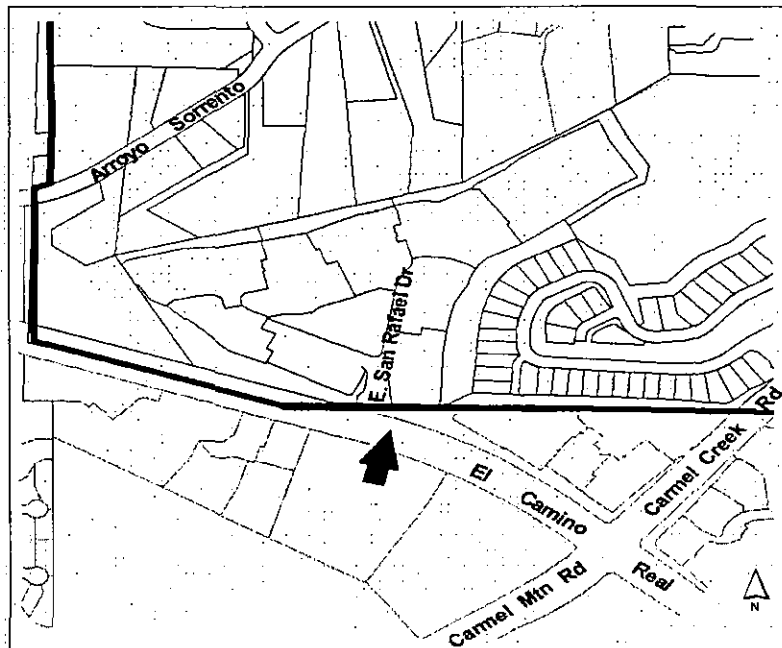
COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:
THIS PROJECT PROVIDES A DECELERATION RIGHT-HAND TURN LANE INTO THE SAN RAFAEL DEVELOPMENT FROM EL CAMINO REAL.

JUSTIFICATION:
THIS PROJECT IS DESIRED BY THE COMMUNITY TO ADDRESS SAFETY CONCERNS, AND IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:
CONSTRUCTION IS SCHEDULED TO BE COMPLETED IN 2009.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CVS	\$770,000	\$192,183	\$577,817	\$0	\$0	\$0
TOTAL	\$770,000	\$192,183	\$577,817	\$0	\$0	\$0



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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL/SR-56 BIKE PATH CONNECTOR **PROJECT:** T-4
PAVING

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT WILL PROVIDE FOR PERVIOUS PAVING ON THE BIKE PATH ENTRANCES FROM EL CAMINO REAL TO THE 56 BIKE PATH. THE EXISTING ENTRANCES WILL BE GRADED, AND A DRIVEWAY APRON WILL BE INSTALLED ON THE NORTH SIDE OF EL CAMINO REAL TO ALLOW ACCESS TO THE PATH.

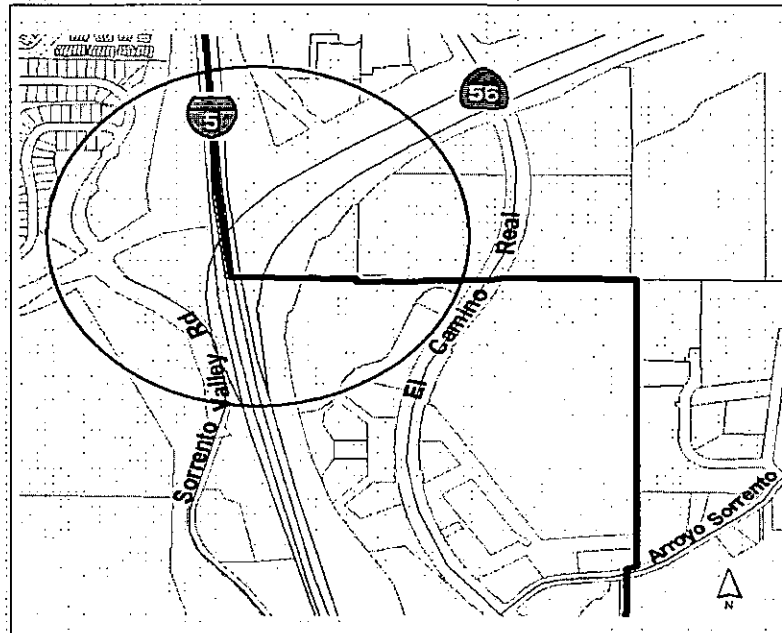
JUSTIFICATION:

THIS PROJECT IS REQUIRED TO PROVIDE A SAFE METHOD OF ACCESS FROM STREET TO TRAIL. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

PROJECT DESIGN IS SCHEDULED FOR FY 2009, AND CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2010, CONTINGENT UPON RATE OF DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$267,500	\$0	\$0	\$50,000	\$217,500	\$0
TOTAL	\$267,500	\$0	\$0	\$50,000	\$217,500	\$0



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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE: I-5 UNDERPASS - BIKEWAY/PEDESTRIAN
CONNECTION**

PROJECT: T-5

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

CIP #: N/A

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT WILL PROVIDE THE (MISSING) LINK BETWEEN TWO EXISTING BIKE/PEDESTRIAN PATHS: THE REGIONAL BIKE CONNECTION THAT RUNS PARALLEL TO THE SR-56 CORRIDOR, AND THE SORRENTO VALLEY ROAD MULTI-USE BIKE/PEDESTRIAN PATH, AND WILL PASS UNDER THE I-5, JUST SOUTH OF THE CARMEL MOUNTAIN ROAD INTERCHANGE.

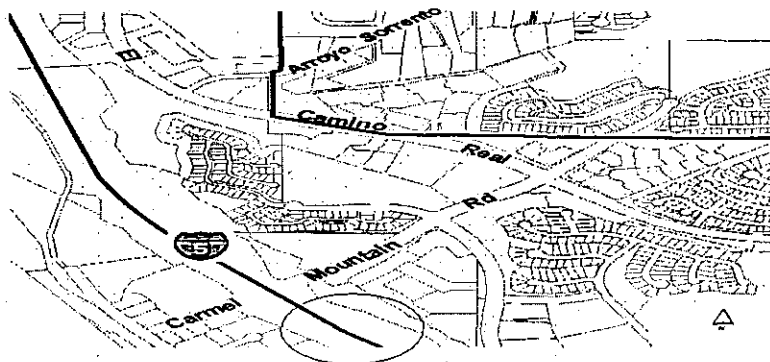
JUSTIFICATION:

CURRENTLY CYCLIST AND PEDESTRIANS MUST USE THE SHOULDERS OF CARMEL VALLEY ROAD TO ACCESS THE WEST SIDE OF I-5. HIGH TRAFFIC VOLUMES COUPLED WITH COMMERCIAL DRIVEWAYS AND FREEWAY RAMPs MAKE IT DIFFICULT FOR PEDESTRIANS AND CYCLISTS TO TRAVEL FROM ONE SIDE OF THE FREEWAY TO THE OTHER. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

DESIGN BEGAN IN FY 2008. CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2009, CONTINGENT UPON TIMING/AVAILABILITY OF STATE AND FEDERAL GRANT FUNDING.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$535,000	\$0	\$0	\$535,000	\$0	\$0
STATE	\$535,000	\$0	\$0	\$535,000	\$0	\$0
FEDERAL	\$581,010	\$0	\$0	\$581,010	\$0	\$0
TOTAL	\$1,651,010	\$0	\$0	\$1,651,010	\$0	\$0



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS ROAD NORTH OF
ASHLEY FALLS NEIGHBORHOOD PARK

PROJECT: T-6
PRIOR #: 21-27

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: 52-478.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ONE-HALF WIDTH IMPROVEMENT OF DEL MAR HEIGHTS ROAD NORTH OF THE ASHLEY FALLS NEIGHBORHOOD PARK TO A 6-LANE MAJOR ARTERIAL WITH CLASS II BICYCLE LANES.

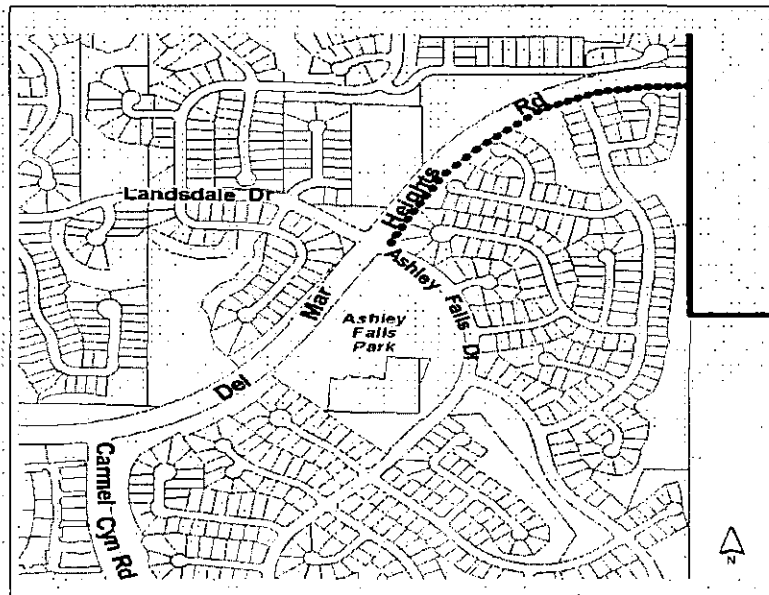
JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

CONSTRUCTION COMPLETED IN 1988. CARMEL VALLEY FBA WILL PROVIDE REIMBURSEMENT TO THE DEVELOPER (FUNDED IN 2010), CONTINGENT UPON APPROVAL OF A REIMBURSEMENT AGREEMENT.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$845,250	\$0	\$0	\$0	\$845,250	\$0
TOTAL	\$845,250	\$0	\$0	\$0	\$845,250	\$0



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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: TRAFFIC SIGNALS ON CARMEL COUNTRY
ROAD

PROJECT: T-7
PRIOR #: 21A-31

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE INSTALLATION OF TRAFFIC SIGNALS AT TWO LOCATIONS ON CARMEL COUNTRY ROAD - AT CLOVERHURST WAY AND AT CRAVEN RIDGE WAY.

JUSTIFICATION:

A NETWORK OF TRAFFIC SIGNALS WILL PROVIDE SAFE TRAFFIC CONTROL AT ENTRY POINTS TO THE DEL MAR MESA PLANNING AREA. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

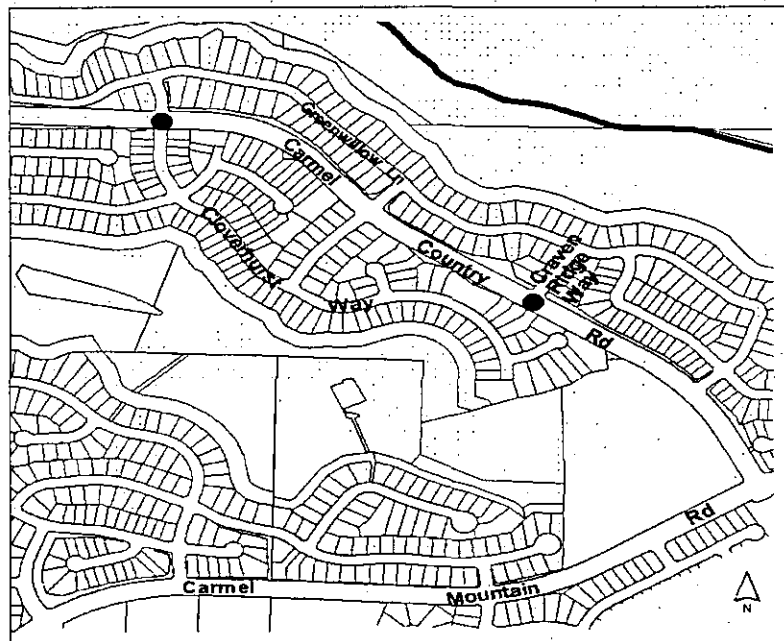
NOTES:

THESE SIGNALS ARE A DEL MAR MESA DEVELOPER RESPONSIBILITY, TO ACCOMMODATE THE TRAFFIC CREATED BY DEVELOPMENT IN THAT COMMUNITY.

SCHEDULE:

THE SIGNAL AT CLOVERHURST HAS BEEN COMPLETED. THE SIGNAL AT CRAVEN RIDGE IS ESTIMATED FOR COMPLETION BY FY 2010.

SOURCE	FUNDING	EXPENDED	CONT APP	FY 2009	FY 2010	FY 2011
DEV/SUB	\$310,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$310,000	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY COMMUNITY CONCOURSE

PROJECT: T-8

PRIOR #: 21-49

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: 29-625.1

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR A PEDESTRIAN-ORIENTED PROMENADE ALONG TOWNSGATE DRIVE BETWEEN CARMEL COUNTRY AND EL CAMINO REAL IN THE AREA NORTH OF STATE ROUTE 56 ADJACENT TO A NEW ELEMENTARY SCHOOL WITHIN THE SOLANA BEACH SCHOOL DISTRICT. PRELIMINARY WORK MAY INCLUDE, BUT IS NOT LIMITED TO, TRAFFIC ANALYSIS, URBAN DESIGN CONCEPTS, SIDEWALK CONSTRUCTION, AND STREETSCAPING.

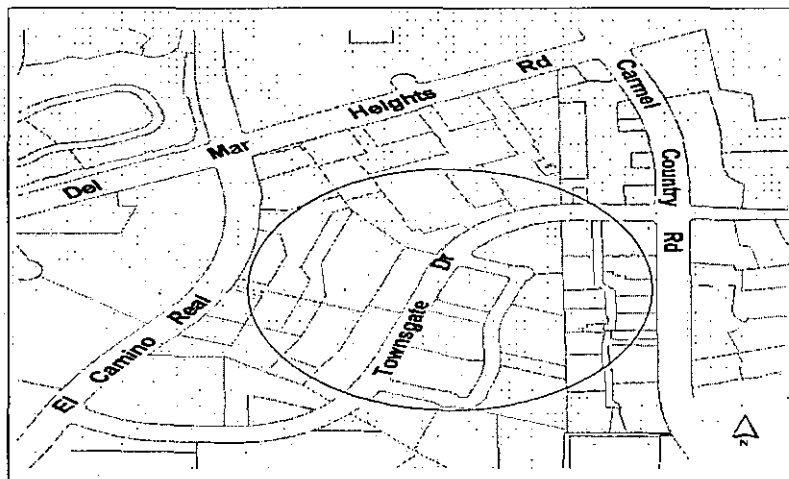
JUSTIFICATION:

THIS PROJECT IS A DESIRED ADDITION TO THE CARMEL VALLEY COMMUNITY, AND IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES/SCHEDULE:

A COMMUNITY PLAN AMENDMENT IS REQUIRED FOR THIS PROJECT, AND THE PROJECT MUST BE ADDED TO THE MAINTENANCE ASSESSMENT DISTRICT (MAD) BEFORE WORK CAN PROCEED. PRELIMINARY WORK BEGAN IN FY 2004, AND CONSTRUCTION WILL BE SCHEDULED WHEN ISSUES CONCERNING FUTURE MAINTENANCE ARE RESOLVED. A MAD BALLOT IS EXPECTED IN THE FUTURE AND DEPENDING ON THE RESULTS, THE PROJECT MAY BE ADDED AND FUNDED IN 2010.

SOURCE	FUNDING	EXPENDED	CONT APP	FY 2009	FY 2010	FY 2011
FBA-CVN	\$930,277	\$52,729	\$877,548	\$0	0	\$0
FBA-CV	\$5,489,723	\$0	\$0	\$0	\$5,489,723	\$0
TOTAL	\$6,420,000	\$52,729	\$877,548	\$0	\$0	\$0



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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD

PROJECT: T-9
PRIOR #: 21A-17

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF A MODIFIED 4-LANE COLLECTOR FROM THE WESTERLY COMMUNITY BOUNDARY TO CARMEL COUNTRY ROAD, AND A 2-LANE COLLECTOR FROM CARMEL COUNTRY ROAD TO THE EASTERLY COMMUNITY BOUNDARY. THIS PROJECT INCLUDES AN FBA FUNDED WILDLIFE BRIDGE AND A DEVELOPER FUNDED WILDLIFE BRIDGE.

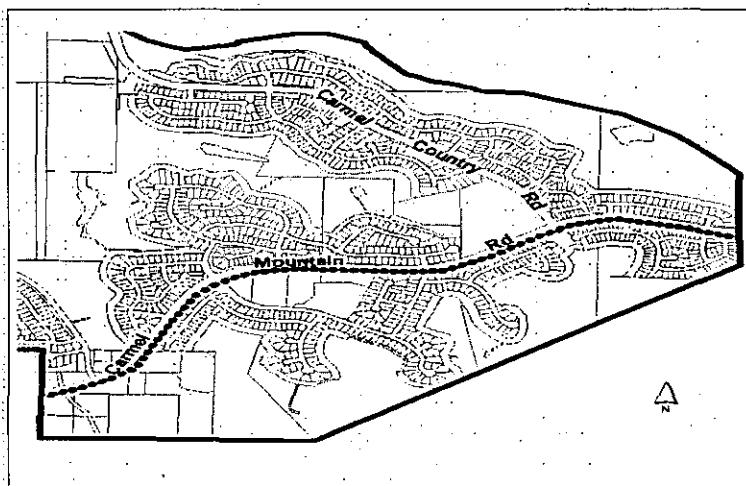
JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

CONSTRUCTION OF BRIDGE AND ROADWAY WEST OF CARMEL COUNTRY ROAD WAS COMPLETED BY DEVELOPER. THE DESIGN AND CONSTRUCTION OF A 350' LONG, 2-LANE EASTERN WILDLIFE BRIDGE AND ROADWAY EAST OF CARMEL COUNTRY ROAD WAS COMPLETED BY DEVELOPER IN FY 2005, AND THE CARMEL VALLEY FBA WILL PROVIDE A REIMBURSEMENT TO THE DEVELOPER (FUNDED IN 2011) FOR THE COST OF THE EASTERN WILDLIFE BRIDGE AND ROAD SEGMENT, CONTINGENT UPON A REIMBURSEMENT AGREEMENT.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$4,618,120	\$0	\$0	\$0	\$0	\$4,618,210
DEV/SUB	\$13,636,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$18,254,120	\$0	\$0	\$0	\$0	\$4,618,210



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Transportation Projects – Completed

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: DEL MAR HEIGHTS ROAD FROM I-5 TO EL
CAMINO REAL**

**PROJECT: C T-1
PRIOR #: 21-A**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

DEL MAR HEIGHTS ROAD FROM I-5 TO EL CAMINO REAL WAS CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

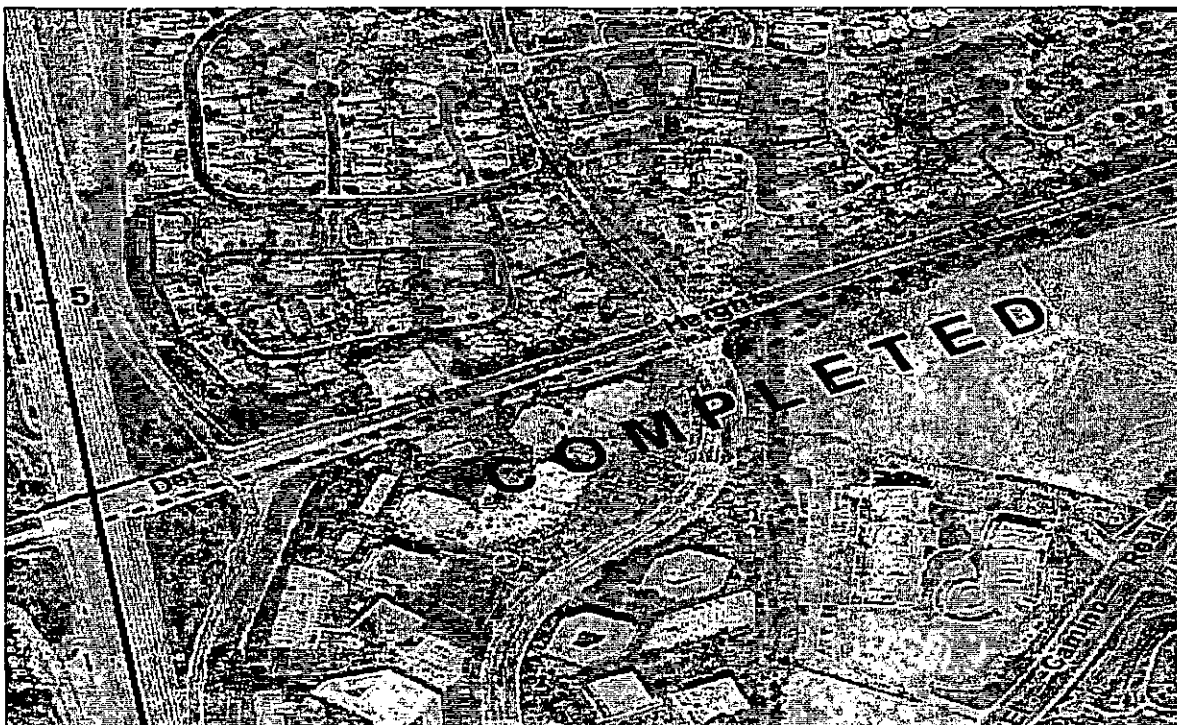
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1987.

FUNDING:

TOTAL: \$1,235,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS ROAD FROM EL CAMINO
REAL TO CARMEL COUNTRY ROAD **PROJECT:** C T-2
PRIOR #: 21-B

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:
DEL MAR HEIGHTS ROAD FROM EL CAMINO REAL TO CARMEL COUNTRY ROAD
WAS CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE
LANES.

JUSTIFICATION:
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS
NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY
DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS
CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:
COMPLETED IN 1987.

FUNDING:
TOTAL: \$1,550,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS ROAD FROM CARMEL COUNTRY ROAD TO THE SDG&E EASEMENT
PROJECT: C T-3
PRIOR #: 21-C

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS
CIP #: N/A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

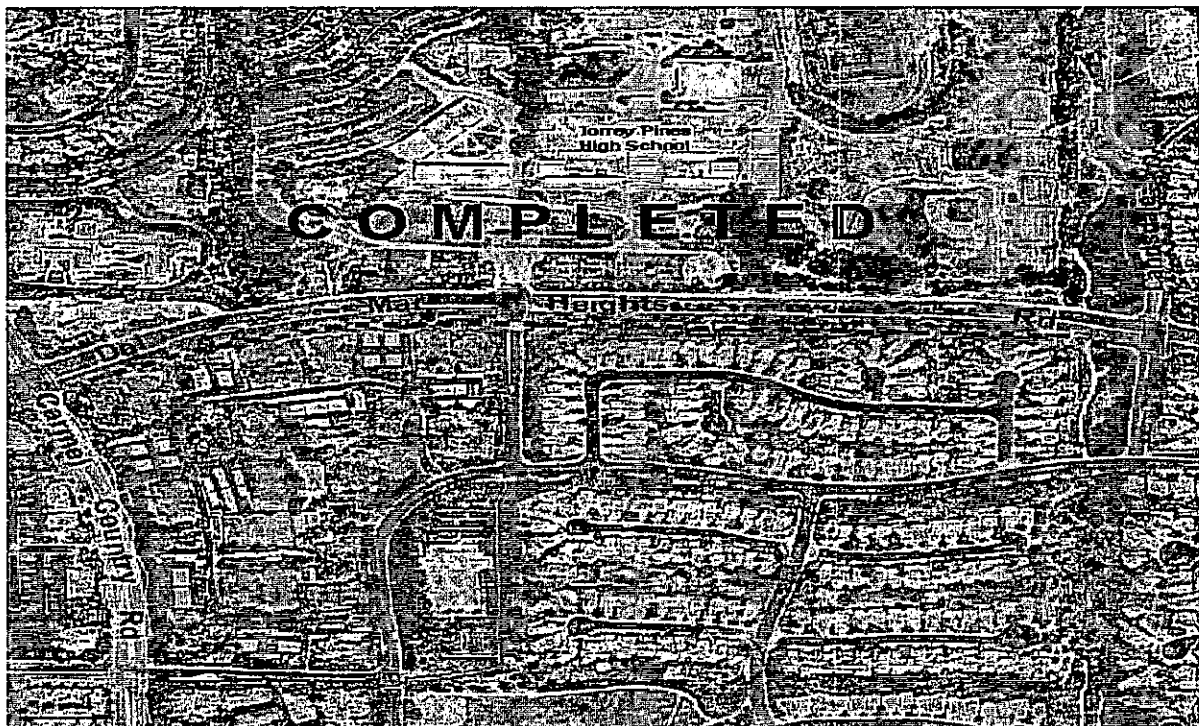
DESCRIPTION:
DEL MAR HEIGHTS ROAD FROM CARMEL COUNTRY ROAD TO THE SDG&E EASEMENT WAS DEVELOPED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.

JUSTIFICATION:
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:
COMPLETED IN 1988.

FUNDING:
TOTAL: \$1,196,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: DEL MAR HEIGHTS ROAD HALF-WIDTH
IMPROVEMENT AT FIRE STATION**

**PROJECT: C T-4
PRIOR #: 21-13**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCTION OF APPROXIMATELY 750 FEET OF DEL MAR HEIGHTS ROAD (HALF-WIDTH) FRONTING CITY FIRE STATION #24 AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$187,740 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: DEL MAR HEIGHTS ROAD HALF-WIDTH
IMPROVEMENT AT TORREY PINES HIGH SCHOOL**

**PROJECT: C T-5
PRIOR #: 21-14**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: CLOSED
J.O. #: 269849

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCTION OF 2000 FEET OF DEL MAR HEIGHTS ROAD (HALF-WIDTH) IN FRONT OF TORREY PINES HIGH SCHOOL AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

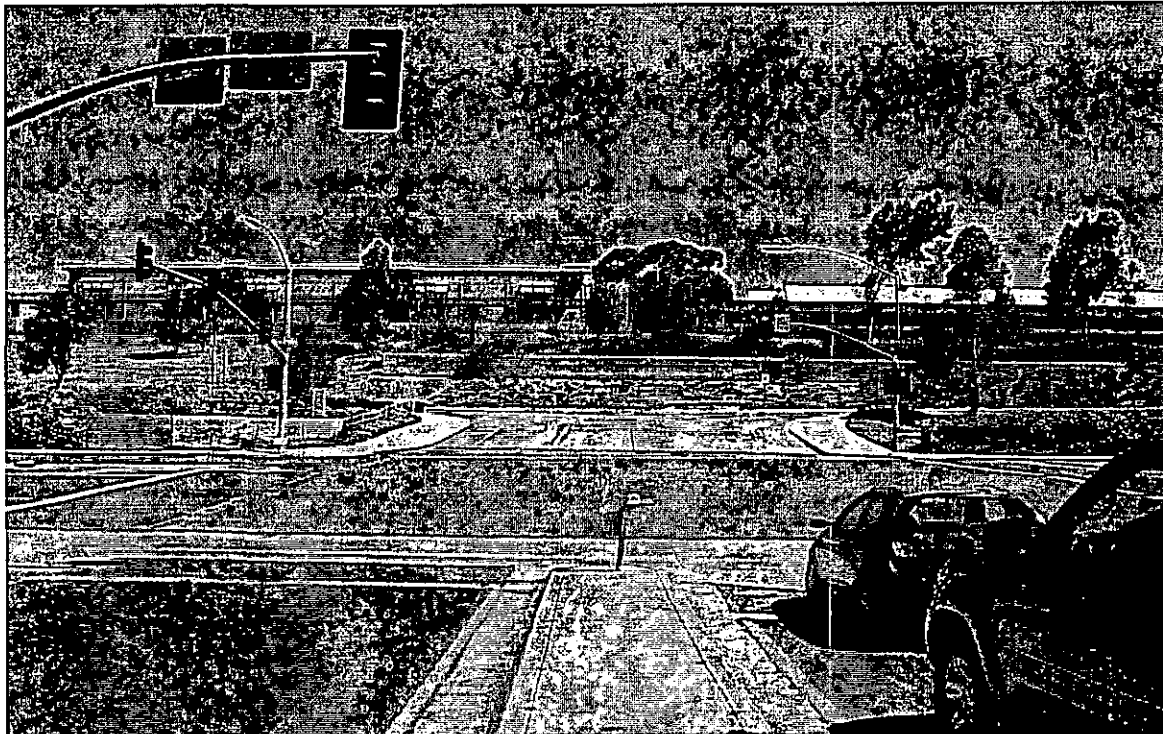
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$619,831 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS ROAD FROM LANDSDALE DRIVE TO CARMEL CANYON ROAD **PROJECT:** C T-6
PRIOR #: 21-G

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:
DEL MAR HEIGHTS ROAD FROM LANDSDALE DRIVE TO CARMEL CANYON ROAD WAS CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.

JUSTIFICATION:
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:
COMPLETED IN 1988.

FUNDING:
TOTAL: \$2,500,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: DEL MAR HEIGHTS ROAD AND I-5 INTERCHANGE
(BRIDGE WIDENING)**

**PROJECT: C T-8
PRIOR #: 21-11**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: CLOSED
J.O. #: 523260

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THE INTERCHANGE AT DEL MAR HEIGHTS ROAD AND I-5 WAS WIDENED AND IMPROVED. THE BRIDGE OVER I-5 WAS WIDENED TO A 6-LANE FACILITY WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

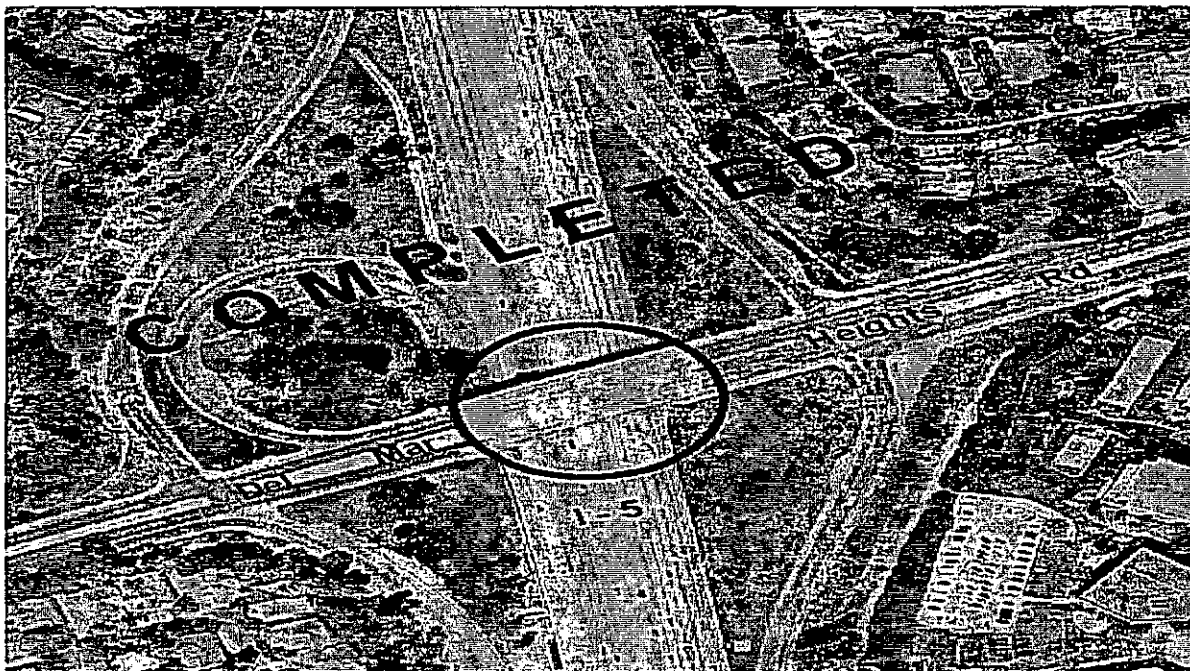
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

\$3,983,553	82% FBA-CVN
\$853,000	17% STATE
\$38,000	1% PAC BELL
TOTAL:	\$4,874,553 100%



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS ROAD EXTENSION -
ENVIRONMENTAL DOCUMENTATION

PROJECT: C T-9
PRIOR #: 21-45

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: CLOSED
J.O. #: 525430

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR 50% OF THE FUNDING FOR THE PREPARATION OF ENVIRONMENTAL DOCUMENTS TO DETERMINE FEASIBILITY OF A PROPOSED EAST-WEST COLLECTOR ROAD LINKING CARMEL VALLEY AND RANCHO PENASQUITOS. THE REMAINING 50% OF FUNDING FOR ENVIRONMENTAL DOCUMENTS HAS BEEN CONTRIBUTED BY THE RANCHO PENASQUITOS FBA.

JUSTIFICATION:

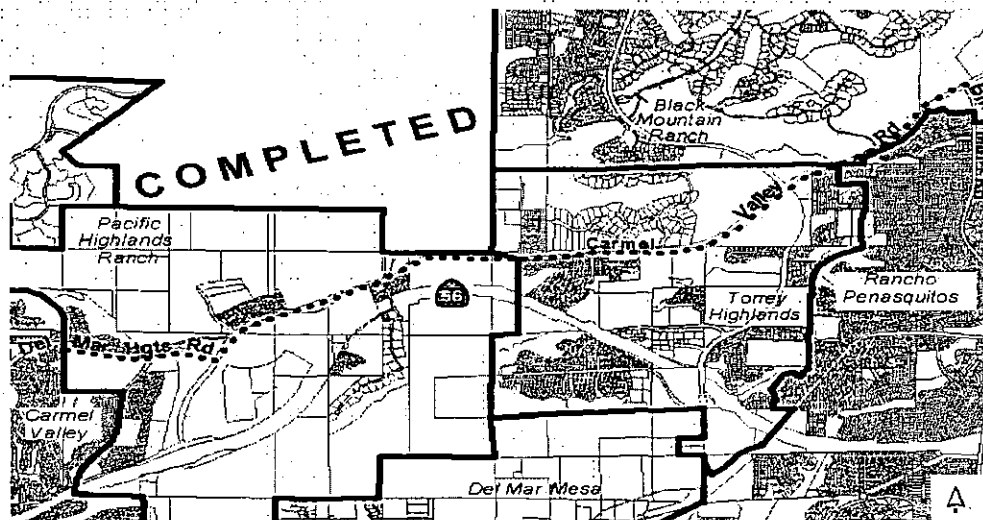
AN ENVIRONMENTAL STUDY WAS REQUIRED TO DETERMINE THE NEED FOR THIS IMPROVEMENT.

SCHEDULE:

COMPLETED IN 1992.

FUNDING:

TOTAL: \$95,000 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CARMEL CREEK ROAD FROM CARMEL COUNTRY
ROAD TO CARMEL VALLEY ROAD**

**PROJECT: C T-10
PRIOR #: 21-K**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CARMEL CREEK ROAD FROM CARMEL COUNTRY ROAD TO CARMEL VALLEY ROAD
WAS CONSTRUCTED AS A 4-LANE MAJOR STREET WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED
TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE
CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE
COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

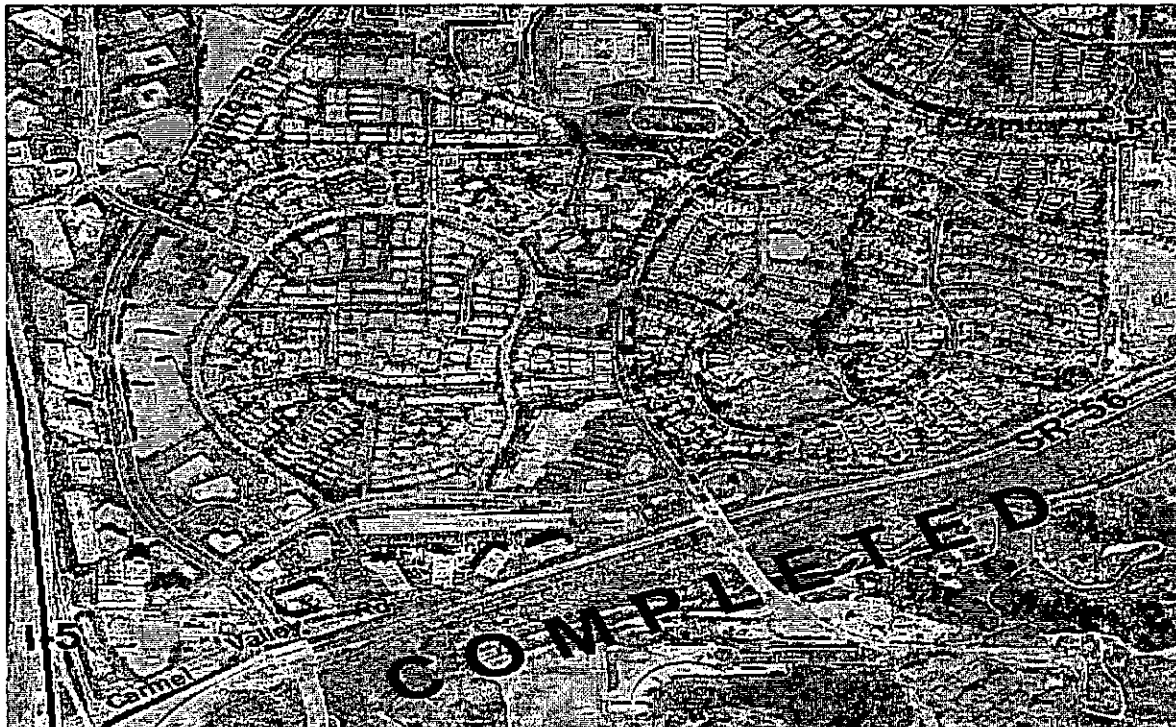
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1987.

FUNDING:

TOTAL: \$3,042,100 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL CREEK ROAD EXTENDING NORTH FROM THE SOUTHERLY COMMUNITY BOUNDARY **PROJECT:** C T-11
PRIOR #: 21A-24

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

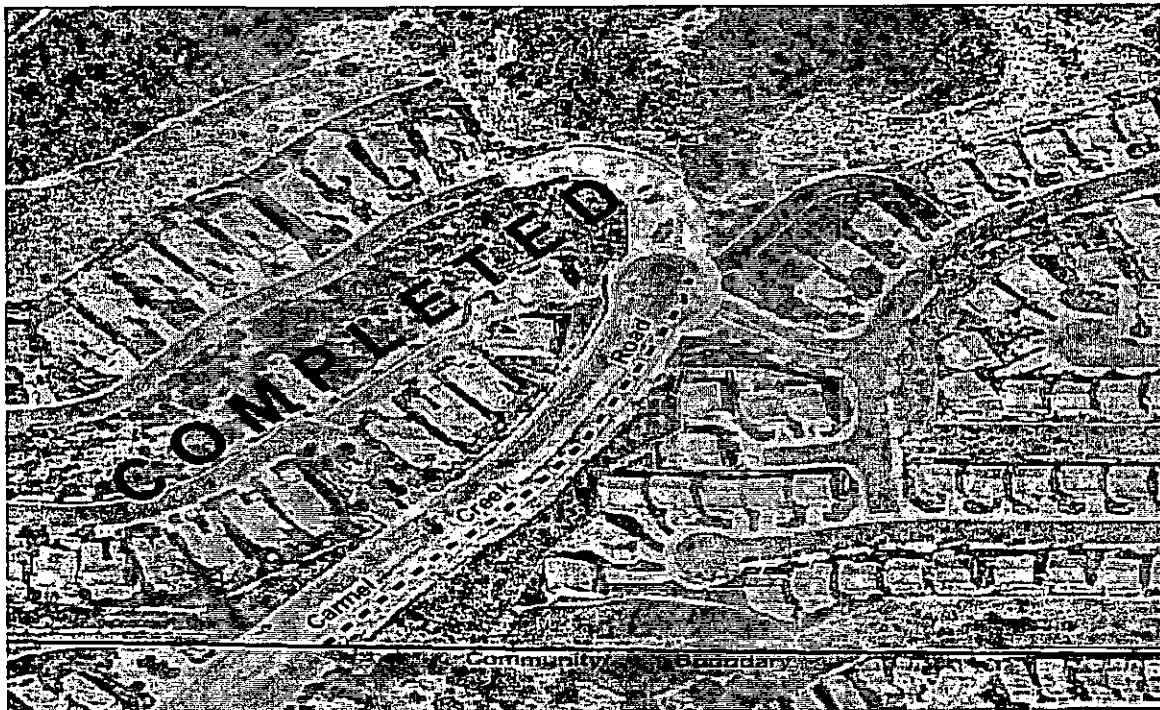
DESCRIPTION:
CONSTRUCTION OF A MODIFIED 4-LANE MAJOR STREET FROM THE SOUTHERLY COMMUNITY BOUNDARY TO SERVE THE LOMAS SORRENTO AND NEIGHBORHOOD 8C DEVELOPMENTS.

JUSTIFICATION:
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:
COMPLETED IN 2001.

FUNDING:
TOTAL: \$1,500,000 100.00% DEV/SUB.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL CREEK ROAD BRIDGE

PROJECT: CT-12

PRIOR #: 21A-15

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

CIP #: CLOSED

J.O. #: 282404

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDED FOR REIMBURSEMENT TO THE TRANSNET PROGRAM FOR THE WIDENING OF THE CARMEL CREEK ROAD BRIDGE SOUTH OF CARMEL VALLEY ROAD TO 4 LANES FROM 2 LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 2002.

FUNDING:

\$1,331,187 100.00% FBA - CVS



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: EL CAMINO REAL FROM HALF MILE DRIVE TO DEL
MAR HEIGHTS ROAD**

**PROJECT: C T-13
PRIOR #: 21-F**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

EL CAMINO REAL FROM DEL MAR HEIGHTS ROAD TO THE NORTHERN BOUNDARY OF THE COMMUNITY PLAN AREA WAS CONSTRUCTED AS A FOUR-LANE MAJOR STREET WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

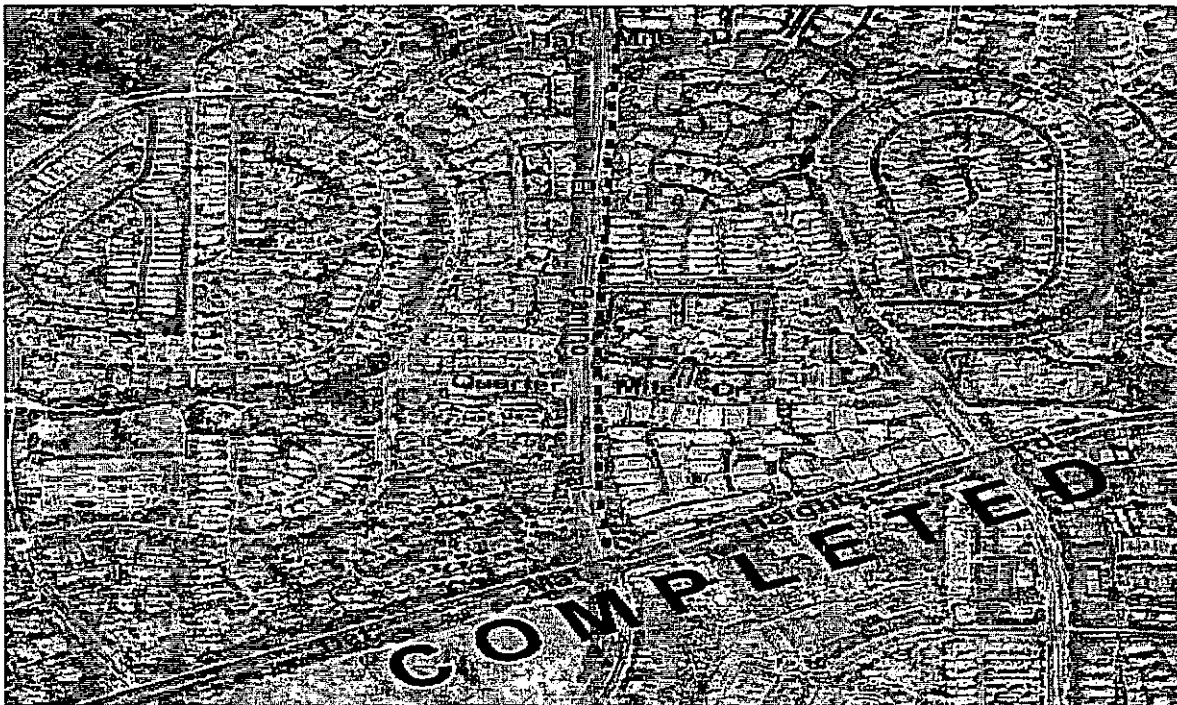
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1987.

FUNDING:

TOTAL: \$4,370,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL FROM DEL MAR HEIGHTS ROAD TO THE SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER **PROJECT:** C T-14
PRIOR #: 21-D

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:
EL CAMINO REAL FROM DEL MAR HEIGHTS ROAD TO THE SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER WAS CONSTRUCTED AS A 6-LANE MAJOR STREET WITH CLASS II BICYCLE LANES.

JUSTIFICATION:
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:
COMPLETED IN 1988.

FUNDING:
TOTAL: \$5,900,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL FROM THE SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER TO CARMEL VALLEY ROAD
PROJECT: C T-15
PRIOR #: 21-L

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

EL CAMINO REAL FROM THE SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER TO CARMEL VALLEY ROAD WAS CONSTRUCTED AS A MAJOR STREET (122' RIGHT-OF-WAY, 6 LANES) WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$1,900,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: EL CAMINO REAL OFFSITE EXTENSION TO THE
SOUTH EDGE OF THE SAN DIEGUITO RIVER
BRIDGE**

**PROJECT: C T-16
PRIOR #: 21-15**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: CLOSED
J.O. #: 520994, 523820

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

RELOCATION OF EL CAMINO REAL FROM CARMEL VALLEY COMMUNITY PLAN BOUNDARY TO SAN DIEGUITO RIVER BRIDGE. CONSTRUCTION OF 40-FOOT ROADWAY WITH A 98-FOOT RIGHT-OF-WAY AND FULL WIDTH GRADING WITH APPROPRIATE CONNECTIONS TO SAN DIEGUITO ROAD AND OLD EL CAMINO REAL.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$4,618,255 100% FBA-CVN



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL FROM CARMEL VALLEY ROAD TO SOUTHERN BOUNDARY OF THE FORMER MUSKIN/LEAHY PROPERTY **PROJECT:** C T-17
PRIOR #: 21A-10

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: CLOSED
J.O. #: 525320

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

RELOCATION OF EL CAMINO REAL FROM CARMEL VALLEY ROAD TO THE SOUTHERN BOUNDARY OF THE MUSKIN/LEAHY PROPERTY. THIS ROAD WAS CONSTRUCTED AS A 6-LANE MAJOR ROAD WITH DUAL LEFT TURNS (122 FOOT RIGHT-OF-WAY) AND CLASS II BIKE LANES.

JUSTIFICATION:

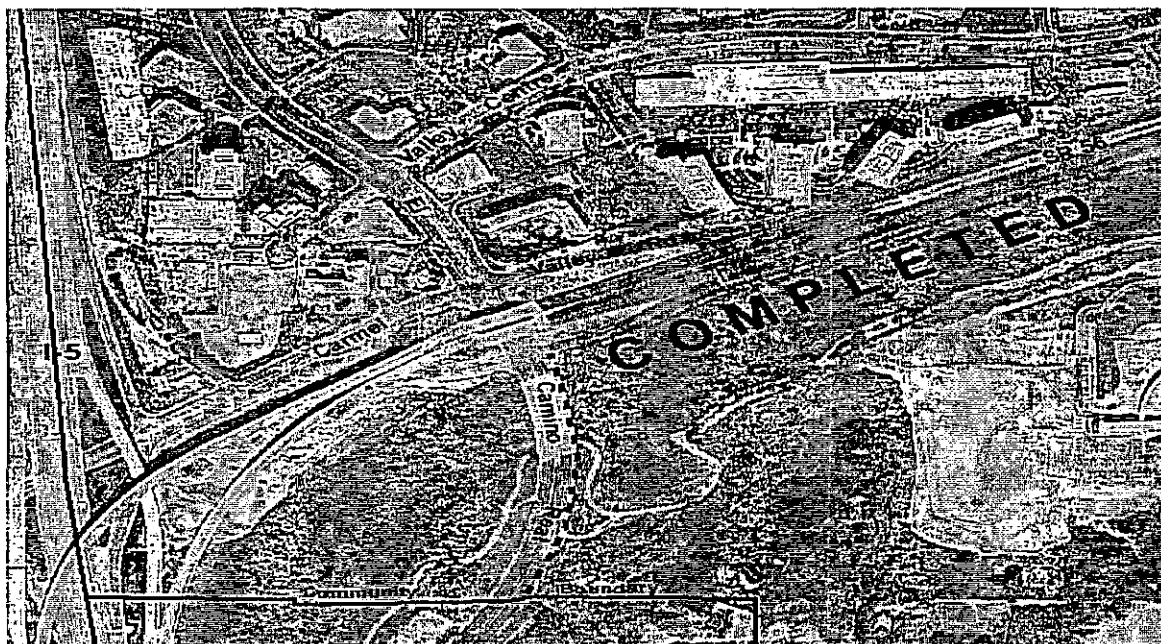
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1997.

FUNDING:

	\$2,101,687	50% FBA - CVS
	\$2,102,000	50% THILLS
TOTAL:	\$4,203,687	100.00% FBA - CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: HARTFIELD AVENUE

PROJECT: C T-18
PRIOR #: 21-12

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCTION OF APPROXIMATELY 300 FEET OF HARTFIELD AVENUE FRONTING CITY FIRE STATION #24 BETWEEN DEL MAR HEIGHTS ROAD AND QUARTER MILE DRIVE. HARTFIELD AVENUE IS A 4-LANE COLLECTOR STREET WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$256,840 100% FBA-CVN



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: WIDEN CARMEL VALLEY ROAD OFFSITE WESTERLY TO FREEWAY RAMP
PROJECT: C T-19
PRIOR #: 21-20

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

WIDEN EXISTING 4 LANES OF CARMEL VALLEY ROAD TO A 6-LANE STREET FROM FREEWAY RAMP (EAST) TO THE INTERSECTION WITH OLD EL CAMINO REAL.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

	\$190,652	85% FBA-CVS
	\$33,644	15% THILLS
TOTAL:	\$224,296	100%



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD FROM OLD EL CAMINO REAL (W) TO EL CAMINO REAL (E) **PROJECT:** C T-20
PRIOR #: 21-H

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:
CARMEL VALLEY ROAD FROM OLD EL CAMINO REAL (W) TO EL CAMINO REAL (E) WAS
CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.

JUSTIFICATION:
THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED
TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE
CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY
PLAN AND GENERAL PLAN GUIDELINES.

NOTES:
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:
COMPLETED IN 1988.

FUNDING:
TOTAL: \$566,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD FROM EL CAMINO REAL TO CARMEL CREEK ROAD **PROJECT:** C T-21
PRIOR #: 21-I

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CARMEL VALLEY ROAD FROM EL CAMINO REAL TO CARMEL CREEK ROAD WAS CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

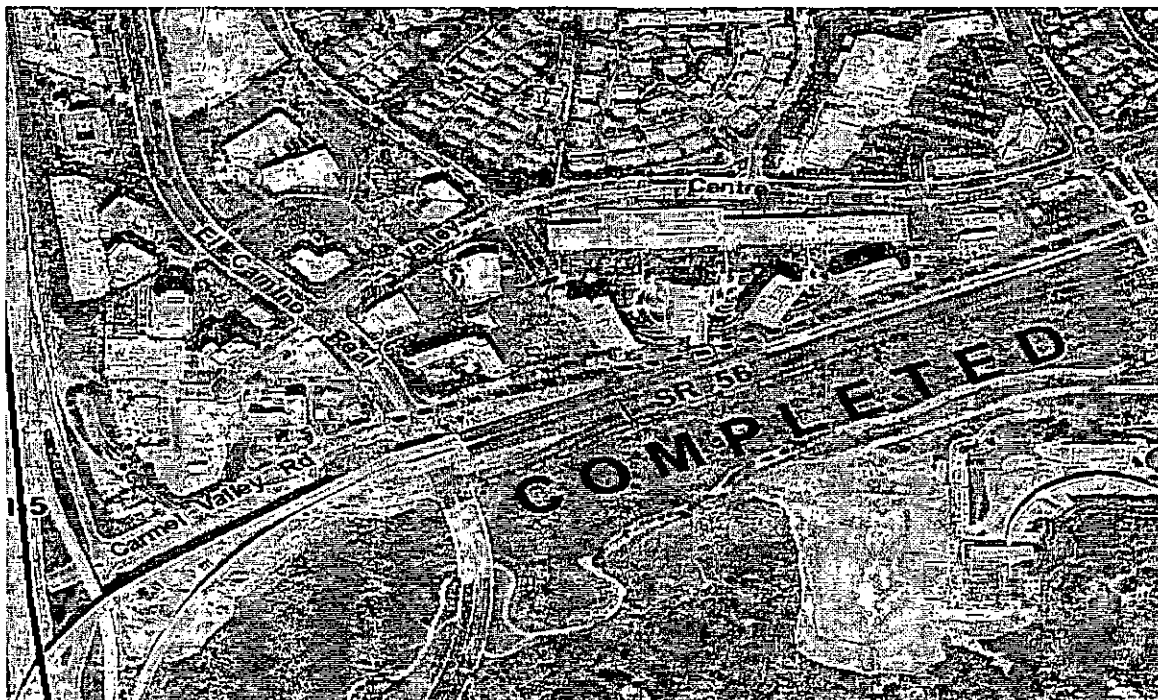
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1989.

FUNDING:

TOTAL: \$1,650,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CARMEL VALLEY ROAD FROM CARMEL CREEK
ROAD TO CARMEL COUNTRY ROAD**

**PROJECT: C T-22
PRIOR #: 21-J**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CARMEL VALLEY ROAD FROM CARMEL CREEK ROAD TO CARMEL COUNTRY ROAD
WAS CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE
LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED
TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE
CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE
COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

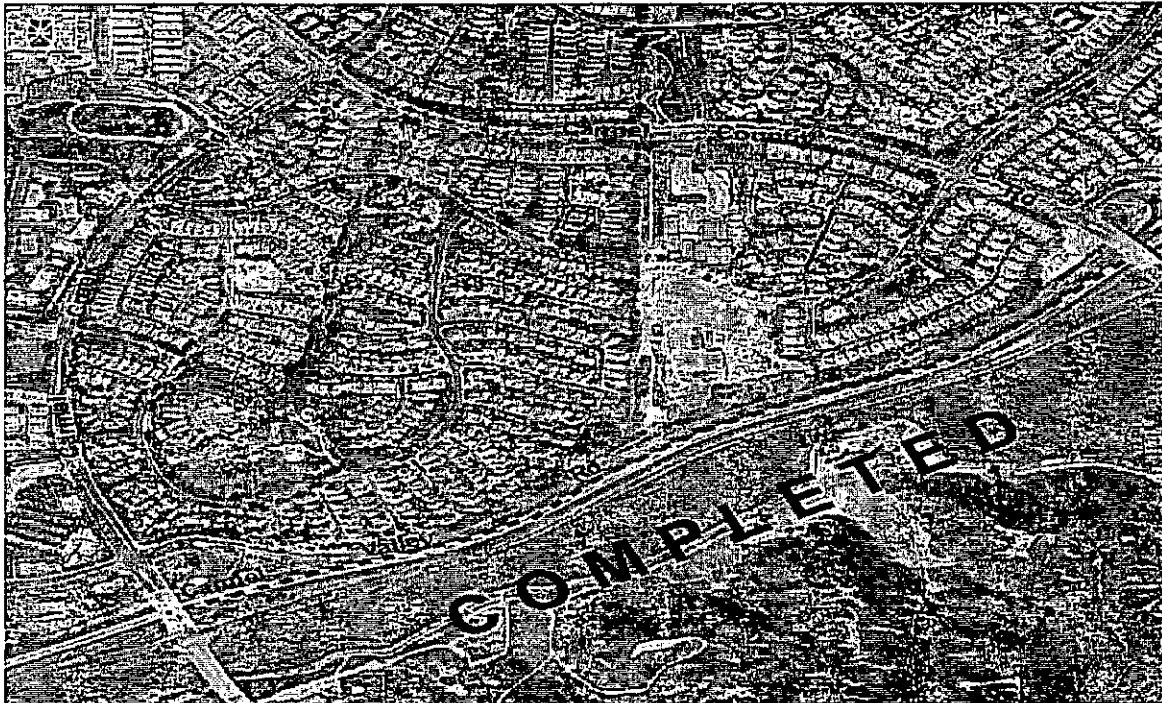
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1992.

FUNDING:

TOTAL: \$3,800,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL CANYON ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL COUNTRY ROAD **PROJECT:** C T-23
PRIOR #: 21-N

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CARMEL CANYON ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL COUNTRY ROAD WAS CONSTRUCTED AS A 4-LANE MAJOR STREET WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1989.

FUNDING:

TOTAL: \$3,600,000 100% DEV/SUB



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL COUNTRY ROAD FROM DEL MAR HEIGHTS
ROAD TO CARMEL VALLEY ROAD **PROJECT:** C T-24
PRJOR #: 21-E

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:

CARMEL COUNTRY ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL VALLEY ROAD
WAS CONSTRUCTED AS A FOUR-LANE MAJOR STREET WITH CLASS II BICYCLE LANES.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED
TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE
CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY
PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

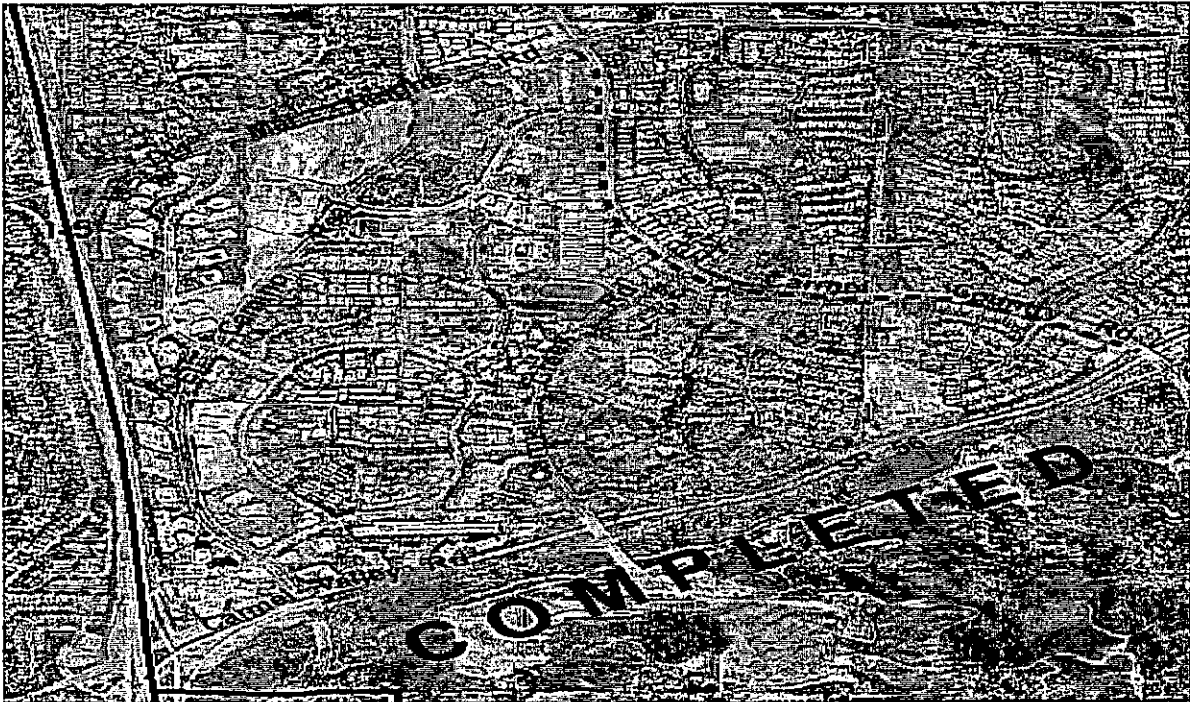
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1989.

FUNDING:

TOTAL: \$5,000,000 100% DEV/SUB





1

CV

CARMEL COUNTRY ROAD FROM DEL MAR TRAILS ROAD TO CARMEL VALLEY ROAD
WAS CONSTRUCTED AS A 4-LANE MAJOR STREET WITH CLASS II BICYCLE LANES.

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

DEVELOPER AND STATE FUNDED PROJECT. AMOUNTS SHOWN ARE ESTIMATES.

COMPLETED IN 1994.

TOTAL:	\$956,000	100% DEV/SUB
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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL COUNTRY ROAD FROM SR-56 TO CARMEL MOUNTAIN ROAD **PROJECT:** C T-26
PRIOR #: 21A-16

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCTION OF A MODIFIED 4-LANE COLLECTOR FROM SR-56 TO CARMEL MOUNTAIN ROAD. THIS PROJECT INCLUDES 2 WILDLIFE CULVERTS.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

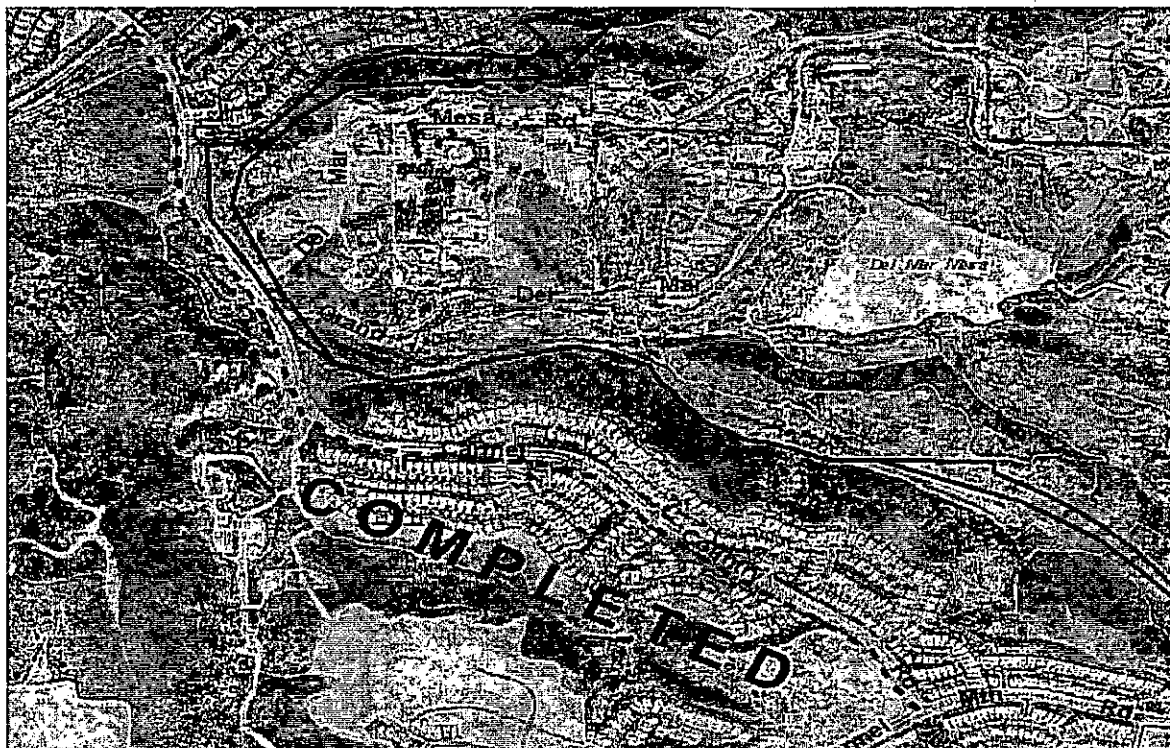
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 1999.

FUNDING:

TOTAL: \$16,830,000 100.00% DEV/SUB.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAFFIC SIGNALS AND RAMP WIDENING FOR I-5 AT CARMEL VALLEY ROAD **PROJECT:** C T-27
PRIOR #: 21-18, 21A-11

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:
CONSTRUCTED TRAFFIC SIGNALS AND WIDENED ON AND OFF RAMPs FOR I-5 AT CARMEL VALLEY ROAD WITH RAMP METERING.

JUSTIFICATION:
A NETWORK OF TRAFFIC SIGNALS PROVIDES SAFE TRAFFIC CONTROL. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:
COMPLETED IN 1988.

FUNDING:

\$370,000	60% FBA-CVN
\$155,000	25% FBA-CVS
\$95,000	15% THILLS
TOTAL:	\$620,000 100%



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: TRAFFIC SIGNALS AT I-5 AND DEL MAR
HEIGHTS ROAD**

**PROJECT: C T-28
PRIOR #: 21-19**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCT A TRAFFIC SIGNAL SYSTEM AT THE EAST RAMP ON DEL MAR HEIGHTS ROAD AT I-5.

JUSTIFICATION:

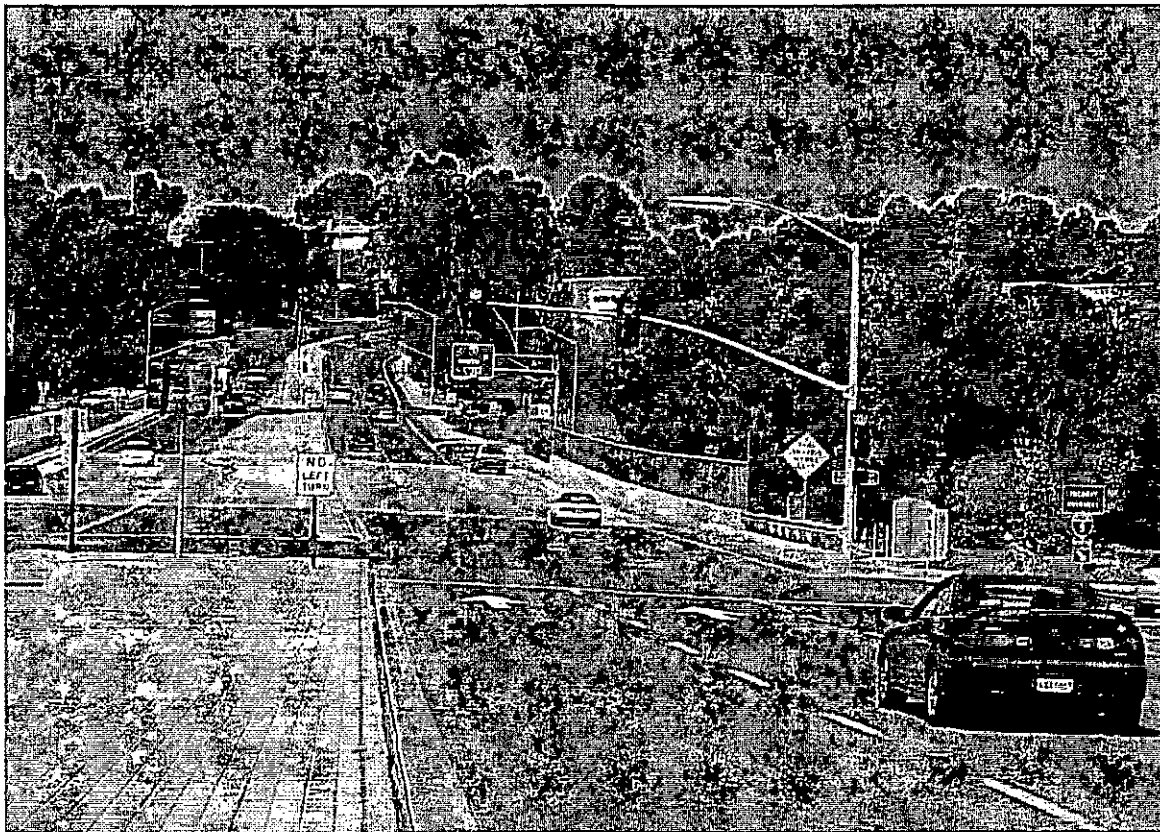
A NETWORK OF TRAFFIC SIGNALS PROVIDES SAFE TRAFFIC CONTROL. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$73,795 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAFFIC SIGNAL AT CARMEL CREEK
ROAD AND CARMEL COUNTRY ROAD

PROJECT: C T-29
PRIOR #: 21-36B

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCTION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF CARMEL CREEK
ROAD AND CARMEL COUNTRY ROAD.

JUSTIFICATION:

A NETWORK OF TRAFFIC SIGNALS PROVIDES SAFE TRAFFIC CONTROL. THIS
PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN
GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$95,000 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAFFIC SIGNAL AT DEL MAR HEIGHTS ROAD AND TORREY RIDGE DRIVE **PROJECT:** C T-30
PRIOR #: 21-36C

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:
CONSTRUCTION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF DEL MAR HEIGHTS ROAD AND TORREY RIDGE DRIVE.

JUSTIFICATION:
A NETWORK OF TRAFFIC SIGNALS PROVIDES SAFE TRAFFIC CONTROL. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:
COMPLETED IN 1988.

FUNDING:
TOTAL: \$95,000 100% FBA-CVN



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: STATE ROUTE 56 WEST - PROPERTY ACQUISITION

PROJECT: C T-31

PRIOR #: 21-17, 21A-9

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

COUNCIL DISTRICT: 1

CIP #: CLOSED

COMMUNITY PLAN: CV

J.O. #: 523560

DESCRIPTION:

ACQUIRE NEEDED RIGHT-OF-WAY FOR THE STATE ROUTE 56 WEST AND NECESSARY FLOODWAY FACILITY IN CARMEL VALLEY (CARMEL VALLEY RESTORATION AND ANHANCEMENT PROJECT -- CVREP).

JUSTIFICATION:

LAND ACQUISITION WAS NEEDED FOR BOTH THE CONSTRUCTION OF STATE ROUTE 56 WEST AND THE ACCOMPANYING RELOCATED CARMEL VALLEY DRAINAGE FACILITY (CVREP). THE PROJECT WAS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CAUSED BY CARMEL VALLEY COMMUNITY DEVELOPMENT.

FUNDING ISSUES:

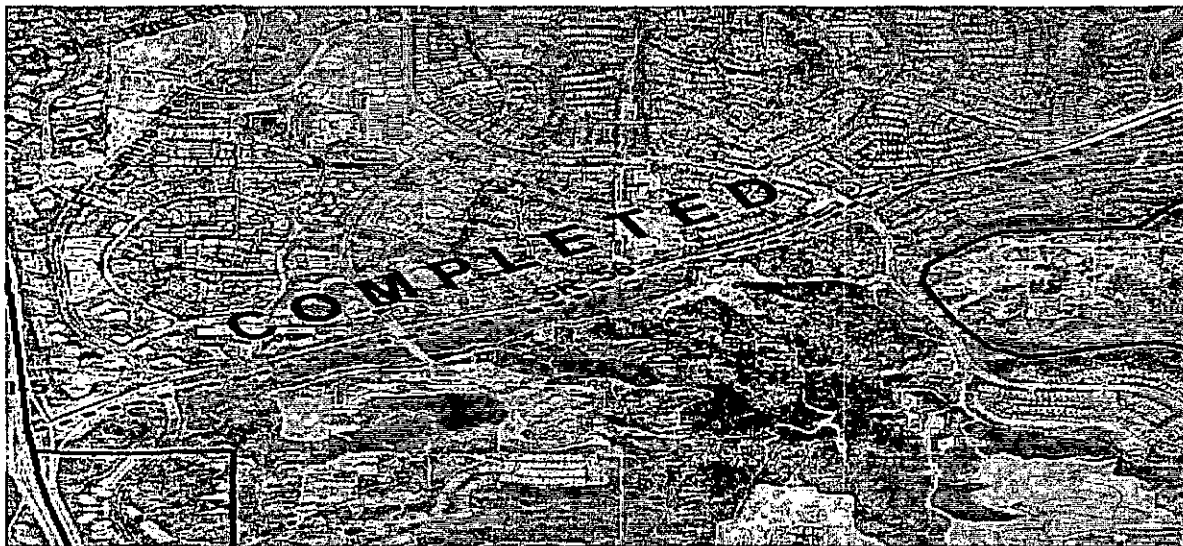
OVER EXPENDITURE OF FBA FUNDING WAS CORRECTED IN FY 2004 WITH THE TRANSFER OF TRANSNET FUNDS TO REPLACE FBA.

SCHEDULE:

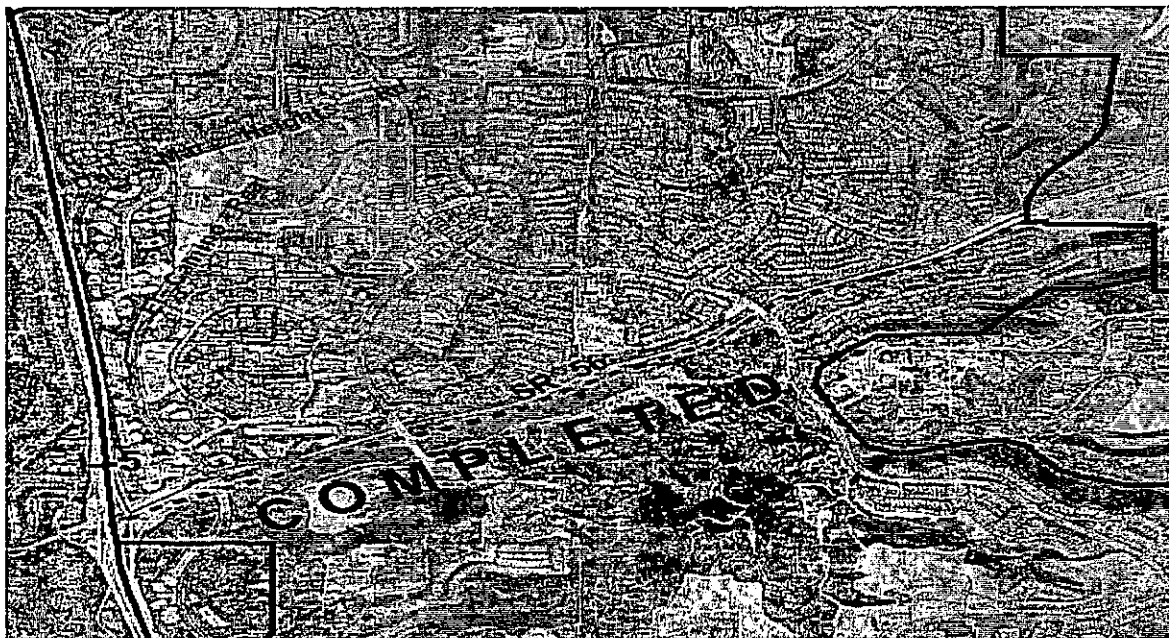
COMPLETED IN 1993.

FUNDING:

\$1,500,000	6.05% FBA-CVN
\$1,500,000	6.05% FBA-CVS
\$1,737,963	7.01% THILLS
\$18,547,930	74.83% TRANSNET
\$1,500,000	6.05% TNBOND
TOTAL:	\$24,785,893 100.00%



	\$10,850,000	36% DEV/SUB
	\$19,499,000	64% STATE
TOTAL:	\$30,349,000	100% CVN



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: TRANSIT CENTER IN NEIGHBORHOOD #9

PROJECT: C T-33

PRIOR #: 21-26

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

COUNCIL DISTRICT:

1

CIP #: CLOSED

COMMUNITY PLAN:

CV

J.O. #: 525280

DESCRIPTION:

PROVIDED REIMBURSEMENT TO DEVELOPER FOR CONSTRUCTION OF A TRANSIT CENTER WITHIN THE COMMERCIAL ELEMENT IN NEIGHBORHOOD #9. A BUS SHELTER AS WELL AS 3 BUS STALLS WERE INCLUDED AS PART OF THE OVERALL 0.4 ACRE FACILITY. LAND COSTS ARE NOT PART OF THE FBA.

JUSTIFICATION:

THIS FACILITY IS REQUIRED BY THE NEIGHBORHOOD #9 PRECISE PLAN TO FACILITATE TRANSPORTATION FOR SHOPPING CENTER PATRONS. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1995.

FUNDING:

TOTAL: \$76,757 100.00% FBA - CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PARK & RIDE - TRANSPORTATION CENTER

PROJECT: C T-34

PRIOR #: 21-5A

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

CIP #: CLOSED

J.O. #: 523550

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

ACQUISITION OF A PARK AND RIDE FACILITY, APPROXIMATELY 1.0 ACRE IN SIZE, WITH 100 PARKING SPACES IN THE CARMEL VALLEY COMMUNITY PARK SITE AT EL CAMINO REAL AND TOWNSGATE DRIVE.

JUSTIFICATION:

PARK AND RIDE - TRANSPORTATION CENTERS ARE DESIGNATED WITHIN THE COMMUNITY PLAN TO ENCOURAGE TRANSIT ALTERNATIVES TO VEHICULAR TRAVEL. THE PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

FUNDING ISSUES:

IF AND WHEN A DETERMINATION IS MADE TO CONVERT THE OVERFLOW PARKING AREA TO A PARK AND RIDE FACILITY, FBA FUNDS WILL BE DESIGNATED FOR CONSTRUCTION.

SCHEDULE:

LAND ACQUISITION COMPLETED IN FY 1999. CONSTRUCTION OF THE PARK WAS COMPLETED IN FY 1999. WHEN THE CITY DETERMINES THAT THE PARK AND RIDE SHOULD BECOME OPERATIONAL, THE CURRENT OVERFLOW PARKING AREA WILL BE CONVERTED TO A FUNCTIONAL PARK AND RIDE FACILITY.

FUNDING:

TOTAL: \$375,303 100.00% FBA - CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND BOUGAINVILLEA SUBDIVISION ENTRANCE **PROJECT:** C T-35
PRIOR #: 21A-30

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: N/A **COMMUNITY PLAN:** CV

DESCRIPTION:
INSTALL TRAFFIC SIGNAL AT THE INTERSECTION OF CARMEL COUNTRY ROAD AND THE BOUGAINVILLEA SUBDIVISION ENTRANCE.

JUSTIFICATION:
THIS PROJECT WAS REQUIRED TO ACCOMMODATE THE TURNS MADE TO BOUGAINVILLEA DEVELOPMENT ACROSS A 4-LANE MAJOR STREET AND DUE TO ADDITIONAL GROWTH AS A RESULT OF DEVELOPMENT IN THE DEL MAR MESA PLANNING AREA.

SCHEDULE:
COMPLETED IN 2000.

FUNDING:
TOTAL: \$100,000 100.00% DEV/SUB.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: TRAFFIC SIGNAL - CARMEL COUNTRY ROAD AND PALACIO DEL MAR SUBDIVISION ENTRANCE **PROJECT:** C T-36
PRIOR #: 21A-19

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS **COUNCIL DISTRICT:** 1
CIP #: CLOSED **COMMUNITY PLAN:** CV
J.O. #: 622751

DESCRIPTION:
INSTALL TRAFFIC SIGNAL AT THE INTERSECTION OF CARMEL COUNTRY ROAD AND PALACIO DEL MAR ENTRANCE.

JUSTIFICATION:
THIS PROJECT IS REQUIRED TO ACCOMMODATE THE TURNS MADE TO PALACIO DEL MAR FROM A 4-LANE MAJOR STREET AND DUE TO ADDITIONAL GROWTH AS A RESULT OF DEVELOPMENT IN CARMEL VALLEY AND DEL MAR MESA.

SCHEDULE:
COMPLETED IN 2003.

FUNDING:

\$67,000	50.00%	FBA-DMM
\$50,000	37.31%	DEV/SUB
\$17,000	12.69%	TRANSNET
TOTAL:	\$134,000	100.00%



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CANTER HEIGHTS DRIVE (STREET A) FROM THE
NEIGHBORHOOD 8A BOUNDARY TO CARMEL
MOUNTAIN ROAD

PROJECT: C T-37
PRIOR #: 21A-18

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCTION OF A 2-LANE COLLECTOR BETWEEN THE NEIGHBORHOOD 8A
BOUNDARY AND CARMEL MOUNTAIN ROAD.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED
TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE
CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE
COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

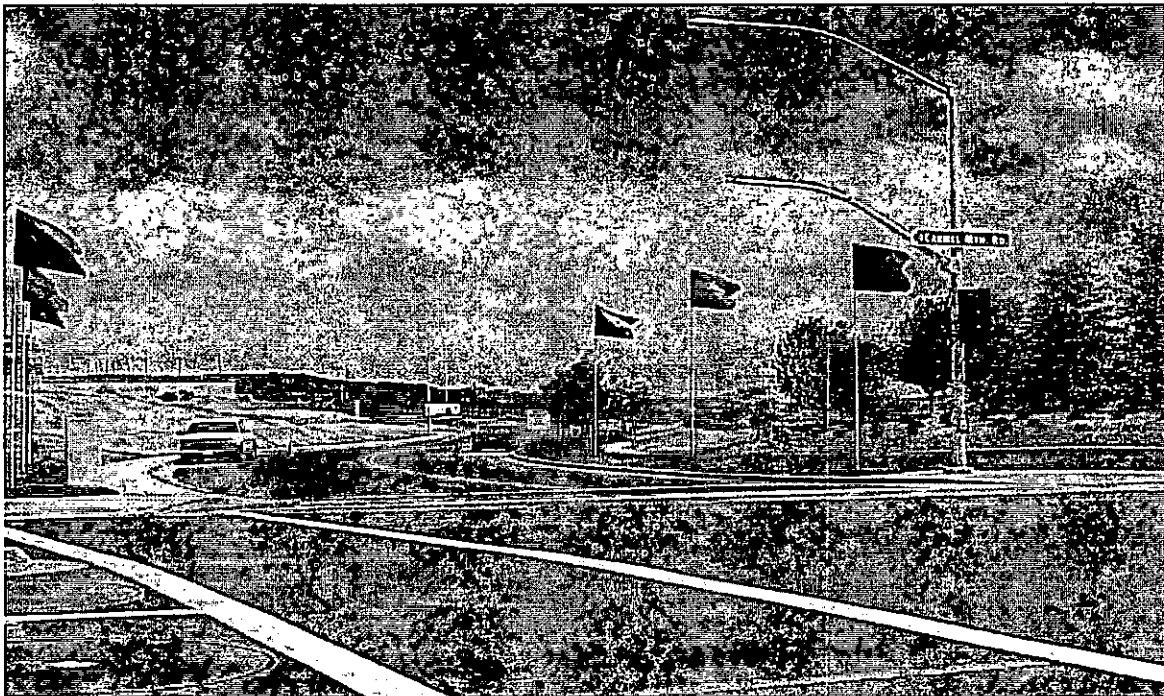
DEVELOPER FUNDED PROJECT. AMOUNT SHOWN IS AN ESTIMATE.

SCHEDULE:

COMPLETED IN 2007.

FUNDING:

TOTAL: \$3,000,000 100.00% DEV/SUB.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EAST OCEAN AIR DRIVE

PROJECT: C T-38

PRIOR #: 21A-29

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

CIP #: N/A

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A 40-FOOT WIDE STREET WITHIN A 60-FOOT RIGHT-OF-WAY FROM THE NORTH END OF THE EXISTING STREET, A DISTANCE OF 800 FEET. THIS ROAD PROVIDES ACCESS TO THE CARMEL VALLEY SOUTH COMMUNITY PARK LOCATED AT THE TERMINUS OF THE ROADWAY.

JUSTIFICATION:

THE CONSTRUCTION OF THE ROADWAY AND OTHER IMPROVEMENTS WAS NEEDED TO ACCOMMODATE THE INCREASE IN TRAFFIC CREATED BY DEVELOPMENT IN THE CARMEL VALLEY COMMUNITY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:

CONSTRUCTION WAS ADVANCED BY DEVELOPER. REIMBURSEMENT OCCURRED PURSUANT TO A SETTLEMENT AGREEMENT.

SCHEDULE:

COMPLETED IN 2007.

FUNDING:

TOTAL: \$300,000 100.00% FBA - CVS



Park and Recreation Projects – Current and Future

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE: CARMEL VALLEY COMMUNITY PARK SOUTH -
NEIGHBORHOOD 8A**

**PROJECT: P/R-1
PRIOR #: 21A-1**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: 29-764.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV, THILLS

DESCRIPTION:

THIS 20.0 ACRE SITE WILL CONTAIN A 5 ACRE ELEMENTARY SCHOOL SITE, AS WELL AS A JOINT-USE AREA OF APPROXIMATELY 5 ACRES. PARK AMENITIES INCLUDE LIGHTED MULTI-SPORTS FIELDS, MULTI-USE COURTS, CHILDREN'S PLAY AREAS, PICNIC FACILITIES, LANDSCAPED AREAS, PARKING LOTS AND A COMFORT STATION.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

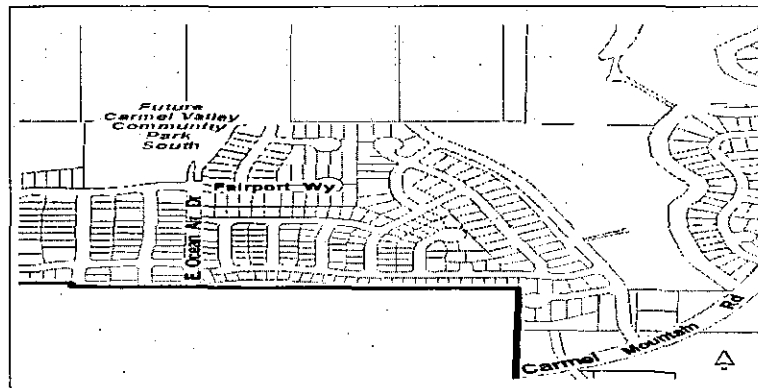
FUNDING ISSUES:

FAIR SHARE OF PROJECT COST, INCLUDING A DONATION OF LAND, WAS SECURED THROUGH A DEVELOPMENT AGREEMENT WITH TORREY HILLS DEVELOPERS. THE SCHOOL WILL ACQUIRE SIX (6.0) ACRES OF LAND FROM THE CITY, RESULTING IN A \$3,594,983 REIMBURSEMENT TO THE FBA.

SCHEDULE:

CONSTRUCTION BEGAN IN FY 2008 AND IS SCHEDULED TO BE COMPLETED IN FY 2009, CONTINGENT UPON RATE OF DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT APP.	FY. 2009	FY. 2010	FY. 2011
FBA-CVS	\$4,157,279	\$0	\$4,157,279	\$0	\$0	\$0
THILLS	\$3,594,983	\$1,514,599	\$2,080,384	\$0	\$0	\$0
DEV/SUBD.	\$2,006,596	\$823,053	\$1,183,543	\$0	\$0	\$0
PARKFEE	\$11,000	\$11,000	\$0	\$0	\$0	\$0
TOTAL	\$9,769,858	\$2,348,652	\$7,421,206	\$0	\$0	\$0



Contact: Tony Bonacorsi
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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CARMEL VALLEY COMMUNITY PARK SOUTH -
RECREATION BUILDING**

**PROJECT: P/R-2
PRIOR #: 21A-28**

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: 29-407.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV, THILLS

DESCRIPTION:

THIS PROJECT PROVIDES FOR A 16,347 SQUARE FOOT RECREATION BUILDING TO SERVE THE COMMUNITY OF TORREY HILLS AND CARMEL VALLEY NEIGHBORHOODS SOUTH OF STATE ROUTE 56 TO BE LOCATED IN CARMEL VALLEY NEIGHBORHOOD 8A (SEE COMPANION PROJECT P/R-1).

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

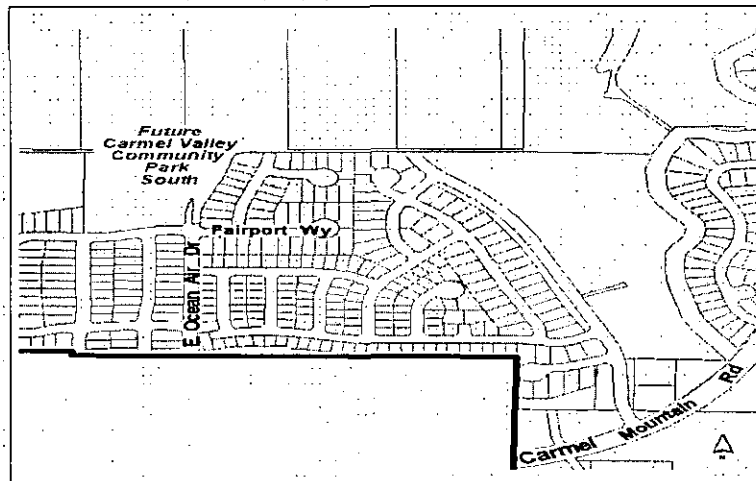
FUNDING ISSUES:

TORREY HILLS DEVELOPERS HAVE CONTRIBUTED TOWARD CONSTRUCTION OF THE FACILITY (FUND 10608) AS WELL AS A DEVELOPMENT AGREEMENT (FUND 39063). ADDITIONALLY, TORREY HILLS PARK FEES ARE BEING USED (FUND 39093).

SCHEDULE:

CONSTRUCTION BEGAN IN FY 2008 AND IS SCHEDULED TO BE COMPLETED IN FY 2009, CONTINGENT UPON RATE OF DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CVS	\$5,000,000	\$72,558	\$4,927,442	\$0	\$0	\$0
THILLS	\$631,033	\$465,211	\$165,822	\$0	\$0	\$0
DEV/SUBD.	\$153,000	\$0	\$153,000	\$0	\$0	\$0
PARK FEE	\$15,967	\$15,967	\$0	\$0	\$0	\$0
TOTAL	\$5,800,000	\$553,736	\$5,246,264	\$0	\$0	\$0



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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE: CARMEL VALLEY NEIGHBORHOOD PARK
AND FRONTAGE ROAD - NEIGHBORHOOD 8**

PROJECT: P/R-3
PRIOR #: 21A-26 & 27

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS
CIP #: 29-482.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DEVELOPMENT OF A 4.0 USEABLE ACRE NEIGHBORHOOD PARK, WHICH MAY INCLUDE A CHILDREN'S PLAY AREA, PICNIC FACILITIES, COMFORT STATION, OPEN TURFED AREA, AND LANDSCAPING. THIS PROJECT WILL ALSO PROVIDE FOR DIRECT ACCESS TO THE PARK BY WAY OF A FRONTAGE ROAD, ESTIMATED TO BE 850 FOOT LONG BY 24 FOOT WIDE, FROM THE EASTERLY END OF TANG DRIVE TO THE PARK ENTRANCE.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

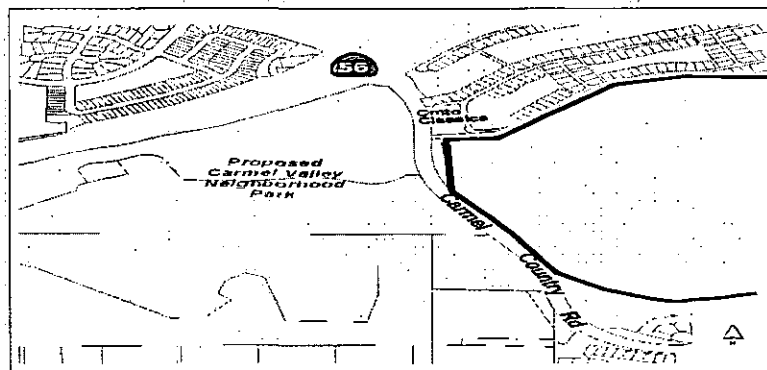
NOTES:

1. LAND WAS ACQUIRED AS PART OF THE CARMEL VALLEY RESTORATION AND ENHANCEMENT PROJECT.
2. PREVIOUSLY SEPARATE PROJECTS, THE CARMEL VALLEY NEIGHBORHOOD 8 PARK PROJECT AND THE FRONTAGE ROAD PROJECT WERE MERGED INTO ONE CIP PROJECT WITH THIS FINANCING PLAN UPDATE.

SCHEDULE:

DESIGN BEGAN IN FY 2008, AND CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2009, CONTINGENT UPON RATE OF DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT APP	FY 2009	FY 2010	FY 2011
FBA-CVS	\$2,750,000	\$33,679	\$2,716,321	\$0	\$0	\$0
FBA-CV	\$2,284,350	\$0	\$0	\$1,105,000	\$1,179,350	\$0
TOTAL	\$5,034,350	\$33,679	\$2,716,321	\$1,105,000	\$1,179,350	\$0



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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY SKATE PARK

PROJECT: P/R-4

PRIOR #: 21-51

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

COUNCIL DISTRICT: 1

CIP #: 29-887.0

COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 26,000 SQUARE FOOT SKATE PARK ON EL CAMINO REAL, ACROSS FROM THE CARMEL VALLEY COMMUNITY PARK AND ADJACENT TO THE POLICE STATION. THE PROJECT WILL INCLUDE APPROXIMATELY 20,000 SQUARE FEET OF SKATE AREA, AND A SMALL COMFORT STATION/OFFICE BUILDING.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

DESIGN BEGAN IN FY 2007. CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2009, CONTINGENT UPON RATE OF DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY. 2009	FY. 2010	FY. 2011
FBA-CVN	\$2,950,000	\$427,585	\$2,522,415	\$0	\$0	\$0
FBA-CV	\$210,000	\$0	\$0	\$210,000	\$0	\$0
SUBAREA2	\$50,000	\$50,000	\$0	\$0	\$0	\$0
TOTAL	\$3,210,000	\$477,585	\$2,522,415	\$210,000	\$0	\$0



Contact: Alexandra Corsi
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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY MULTI-USE TRAIL -
NEIGHBORHOOD 10

PROJECT: P/R-5
PRIOR #: 21A-20

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS
CIP #: 52-660.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

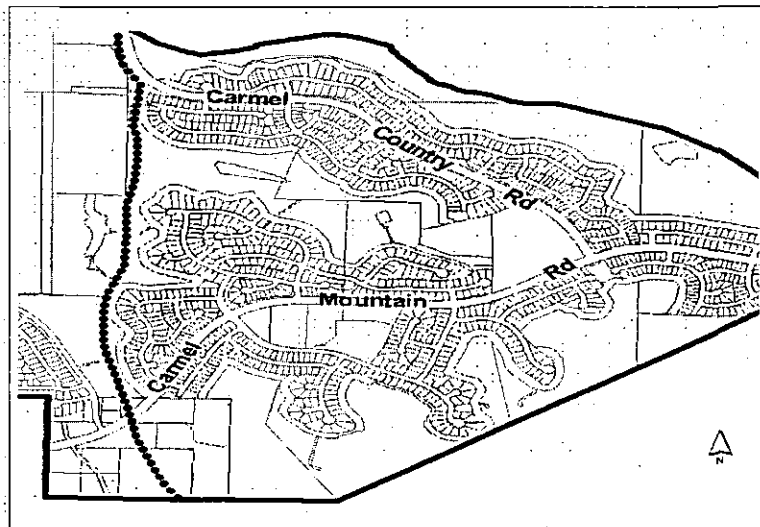
DESCRIPTION:
THIS PROJECT PROVIDES FOR A HIKING/EQUESTRIAN TRAIL CONNECTION FROM
DEL MAR MESA THROUGH NEIGHBORHOOD 10.

JUSTIFICATION:
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN
GUIDELINES.

FUNDING ISSUES:
COSTS ASSOCIATED WITH ENVIRONMENTAL REVIEW, EASEMENTS AND RIGHT-OF-
WAY ACQUISITION ARE SUBJECT TO APPRAISALS AND MAY VARY THE TOTAL COST
OF THE PROJECT.

SCHEDULE:
DESIGN BEGAN IN FY 2007, AND CONSTRUCTION IS SCHEDULED TO BEGIN IN FY
2009, CONTINGENT UPON ACQUISITION OF RIGHT-OF-WAY AND RATE OF
DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CVS	\$620,600	\$100,394	\$479,606	\$40,600	\$0	\$0
TOTAL	\$620,600	\$100,394	\$479,606	\$40,600	\$0	\$0



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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE: RECREATION FACILITIES STUDY -
COMMUNITY PARK LOWER FIELD**

PROJECT: P/R-6

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR A RECREATIONAL FACILITIES STUDY AT THE CORNER OF OF EL CAMINO REAL AND TOWNSGATE DRIVE, WITHIN THE COMMUNITY PARK LOWER FIELD. THIS STUDY WILL FOCUS ON THE FEASIBILITY OF CONSTRUCTING A COVERED ROLLER HOCKEY AND ARENA SOCCER FACILITY, SIMILAR TO THAT OF THE ENCINITAS YMCA COMPLEX.

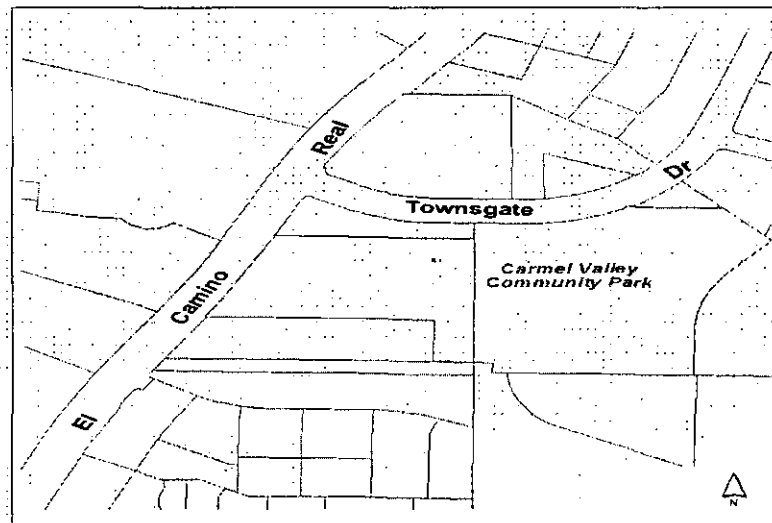
JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

THIS STUDY IS SCHEDULED TO BEGIN IN FY 2009.

SOURCE	FUNDING	EXPENDED	CONT APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$50,000	\$0	\$0	\$50,000	\$0	\$0
TOTAL	\$50,000	\$0	\$0	\$50,000	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE: CARMEL GROVE MINI-PARK - PLAY AREA
UPGRADES**

**PROJECT: P/R-7
PRIOR #: 21-50**

DEPARTMENT:
ENGINEERING & CAPITAL PROJECTS
CIP #: 29-689.0

COUNCIL DISTRICT:
COMMUNITY PLAN:

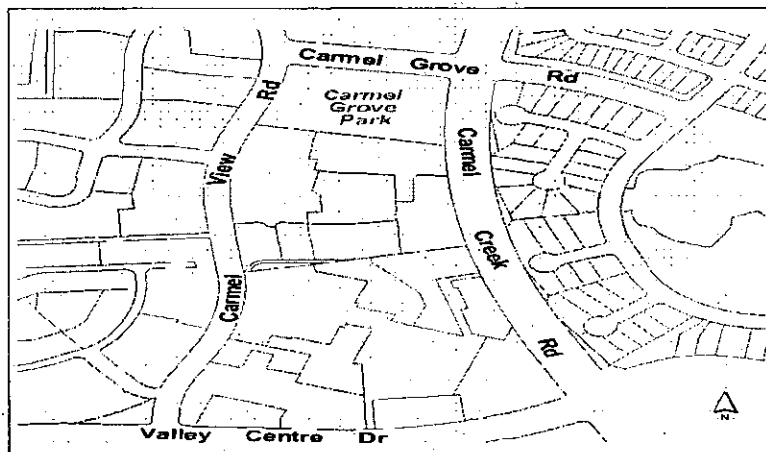
DESCRIPTION:
THIS PROJECT PROVIDES FOR THE UPGRADE AND REPLACEMENT OF PLAYGROUND EQUIPMENT TO MEET STATE AND FEDERAL SAFETY AND ACCESSIBILITY REQUIREMENTS.

JUSTIFICATION:
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

NOTES:
A PORTION OF THE PROJECT COST IS INELIGIBLE FOR FBA FUNDING, AND AN ADDITIONAL \$39,467 WILL BE REQUIRED TO COMPLETE THE PROJECT.

SCHEDULE:
DESIGN IS COMPLETE. CONSTRUCTION WILL BE SCHEDULED WHEN ADDITIONAL FUNDING IS IDENTIFIED. A MAD BALLOT IS EXPECTED IN THE FUTURE AND, DEPENDING ON THE RESULTS, CONSTRUCTION MAY BEGIN AS EARLY AS FISCAL YEAR 2009.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CVS	\$75,288	\$5,329	\$69,959	\$0	\$0	\$0
FBA-CV	\$352,712	\$0	\$0	\$352,712	\$0	\$0
UNIDEN	\$39,467					
TOTAL	\$467,467	\$5,329	\$69,959	\$352,712	\$0	\$0



Contact: Jim Winter
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Email: jwinter@sandiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR TRAILS PARK - PLAY AREA UPGRADES **PROJECT:** P/R-8

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR AN ACCESSIBLE PLAY AREA AND PATH OF TRAVEL FROM THE STREET, INCLUDING AN ACCESSIBLE PARKING SPACE ON THE STREET, CURB RAMP, PICNIC TABLE, DRINKING FOUNTAIN, SURFACING, AND PLAY AREA EQUIPMENT.

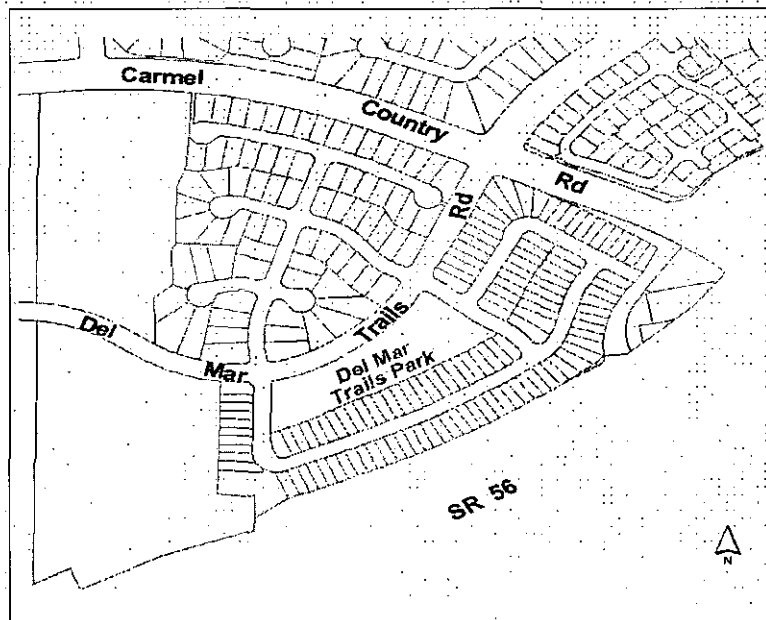
JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2009, CONTINGENT UPON RATE OF DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$530,811	\$0	\$0	\$530,811	\$0	\$0
TOTAL	\$530,811	\$0	\$0	\$530,811	\$0	\$0



Contact: Jim Winter
Phone: (619) 533-3040
Email: jwinter@sandiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: TORREY HIGHLANDS NEIGHBORHOOD PARK - **PROJECT:** P/R-9
PLAY AREA UPGRADES

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT WILL PROVIDE FOR AN ACCESSIBLE PLAY AREA AND PATH OF TRAVEL FROM THE STREET, INCLUDING AN ACCESSIBLE PARKING SPACE ON THE STREET, CURB RAMP, PICNIC TABLE, DRINKING FOUNTAIN, SURFACING AND PLAY AREA EQUIPMENT.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

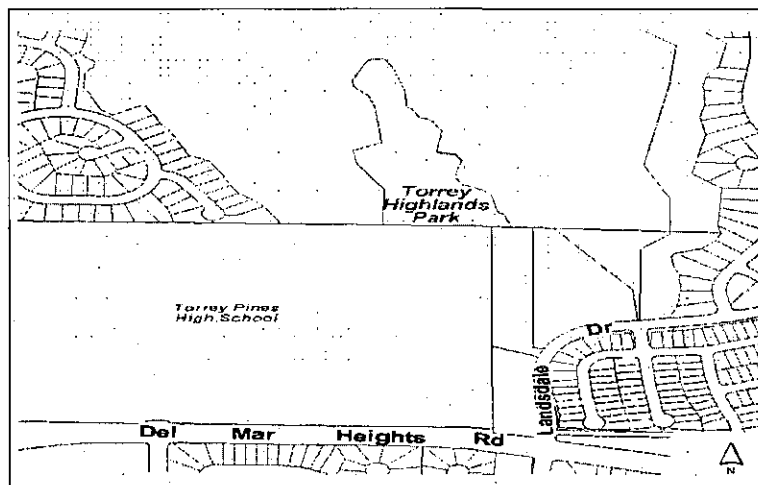
NOTES:

A PORTION OF THE PROJECT COST IS INELIGIBLE FOR FBA FUNDING, AND AN ADDITIONAL \$405,377 WILL BE REQUIRED TO FUND THE PROJECT.

SCHEDULE:

CONSTRUCTION WILL BE SCHEDULED WHEN ADDITIONAL FUNDING IS IDENTIFIED. A MAD BALLOT IS EXPECTED IN THE FUTURE AND, DEPENDING ON THE RESULTS, CONSTRUCTION MAY BEGIN AS EARLY AS FISCAL YEAR 2010.

SOURCE	FUNDING	EXPENDED	CONT APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$535,000	\$0	\$0	\$0	\$535,000	\$0
UNIDEN	\$405,377					
TOTAL	\$940,377	\$0	\$0	\$0	\$535,000	\$0



Contact: Jim Winter
Phone: (619) 533-3040
Email: jwinter@sandiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: WINDWOOD II MINI-PARK - PLAY AREA
UPGRADES

PROJECT: P/R-10

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT WILL PROVIDE FOR AN ACCESSIBLE PLAY AREA AND PATH OF TRAVEL FROM THE STREET, INCLUDING AN ACCESSIBLE PARKING SPACE ON THE STREET, CURB RAMP, PICNIC TABLE, DRINKING FOUNTAIN, SURFACING AND PLAY AREA EQUIPMENT.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

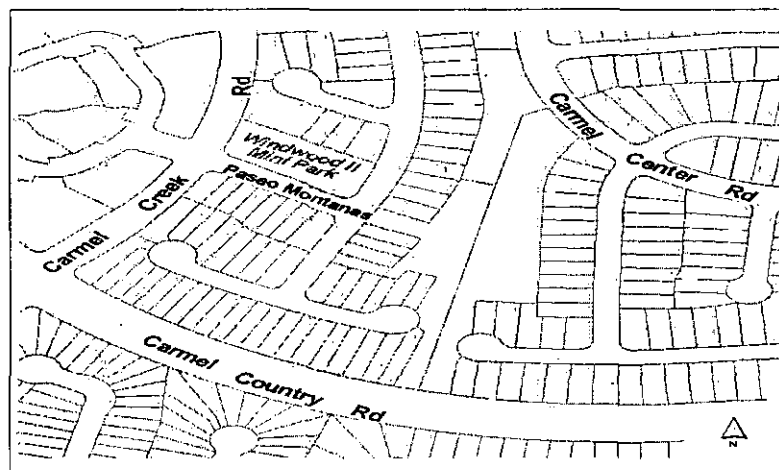
NOTES:

A PORTION OF THE PROJECT COST IS INELIGIBLE FOR FBA FUNDING, AND AN ADDITIONAL \$95,775 WILL BE REQUIRED TO FULLY FUND THE PROJECT.

SCHEDULE:

CONSTRUCTION WILL BE SCHEDULED WHEN ADDITIONAL FUNDING IS IDENTIFIED. A MAD BALLOT IS EXPECTED IN THE FUTURE AND, DEPENDING ON THE RESULTS, CONSTRUCTION MAY BEGIN AS EARLY AS FISCAL YEAR 2010, CONTINGENT UPON RATE OF DEVELOPMENT IN THE COMMUNITY.

SOURCE	FUNDING	EXPENDED	CONT APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$428,000	\$0	\$0	\$0	\$428,000	\$0
UNIDEN	\$95,775					
TOTAL	\$523,775	\$0	\$0	\$0	\$428,000	\$0



Contact: Jim Winter
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Email: Jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY COMMUNITY PARK - TOWN
CENTER

PROJECT: P/R-11
PRIOR #: 21-1,21A-22

DEPARTMENT:

PARK AND RECREATION
CIP #: 29-625.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 17-ACRE COMMUNITY PARK ADJACENT TO THE TOWN CENTER AT TOWNSGATE DRIVE AND EL CAMINO REAL. DEVELOPMENT INCLUDES ATHLETIC FIELDS, MULTI-PURPOSE COURTS, PICNIC FACILITIES, PLAY AREA, LANDSCAPING, AND OTHER PARK AMENITIES.

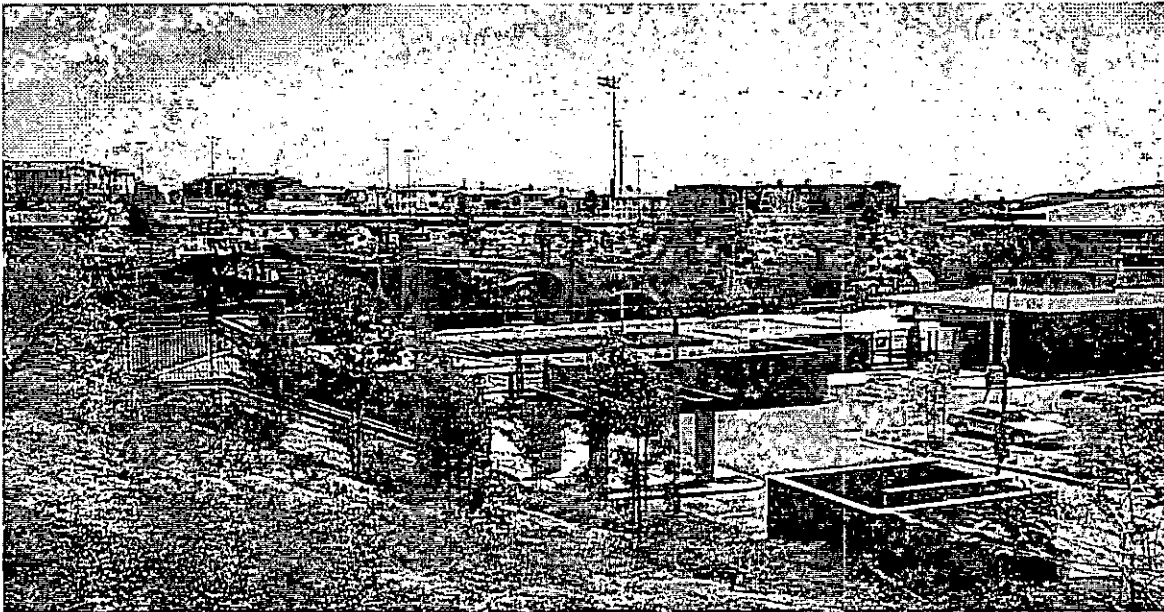
JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

CONSTRUCTION WAS COMPLETED IN 2000; FUNDING TO BE COMPLETED IN FY 2008.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CVN	\$20,573,178	\$19,582,017	\$991,161	\$0	\$0	\$0
FBA-CVS	\$536,958	\$536,958	\$0	\$0	\$0	\$0
THILLS	\$363,660	\$346,227	\$17,433	\$0	\$0	\$0
DEV/SUB	\$92,162	\$92,162	\$0	\$0	\$0	\$0
TOTAL	\$21,565,958	\$20,557,364	\$1,008,594	\$0	\$0	\$0



Contact: Jim Winter
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Park and Recreation Projects – Completed

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SOLANA HIGHLANDS NEIGHBORHOOD PARK

PROJECT: C P/R-1

PRIOR #: 21-6C

DEPARTMENT:

PARK AND RECREATION

CIP #: CLOSED

J.O. #: 295890

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A NEIGHBORHOOD PARK IN CONJUNCTION WITH AN ELEMENTARY SCHOOL. THE PARK AND SCHOOL SITE IS 15 ACRES, WITH 3 ACRES RESERVED FOR SCHOOL BUILDINGS, RESULTING IN 12 ACRES DEVELOPED AS A MULTI-USE NEIGHBORHOOD PARK.

JUSTIFICATION:

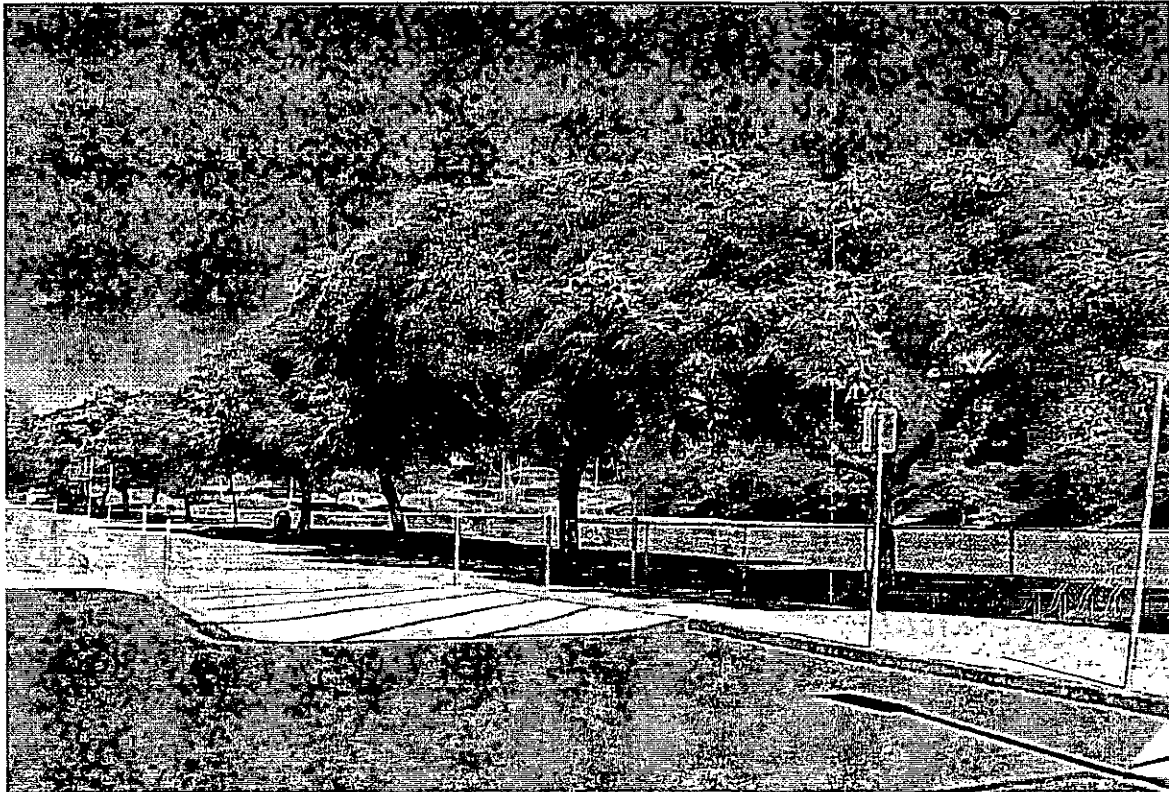
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$3,019,687 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL DEL MAR NEIGHBORHOOD PARK

PROJECT: C P/R-2

PRIOR #: 21-6D

DEPARTMENT:

PARK AND RECREATION

CIP #: CLOSED

J.O. #: 295980

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A NEIGHBORHOOD PARK IN CONJUNCTION WITH CARMEL DEL MAR ELEMENTARY SCHOOL. THE PARK AND SCHOOL SITE IS APPROXIMATELY 15 ACRES WITH 3 ACRES RESERVED FOR SCHOOL BUILDINGS, RESULTING IN 12 ACRES BEING DEVELOPED AS A MULTI-USE NEIGHBORHOOD PARK.

JUSTIFICATION:

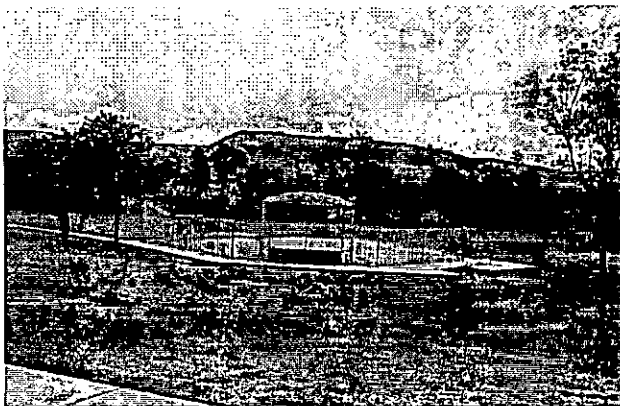
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$3,193,753 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CARMEL GROVE MINI-PARK -
NEIGHBORHOOD 6**

**PROJECT: C P/R-3
PRIOR #: 21-34A**

DEPARTMENT:

PARK AND RECREATION

CIP #: CLOSED

J.O. #: 296450

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDED A MINI-PARK IN NEIGHBORHOOD 6.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$1,470,000 FBA-CVN CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: TORREY HIGHLANDS NEIGHBORHOOD
PARK - NEIGHBORHOOD 7**

**PROJECT: C P/R-4
PRIOR #: 21-35**

DEPARTMENT:
PARK AND RECREATION
CIP #: CLOSED
J.O. #: 296640

**COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV**

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A NEIGHBORHOOD PARK, INDEPENDENT OF AN ELEMENTARY SCHOOL, IN NEIGHBORHOOD 7.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1990.

FUNDING:

TOTAL: \$2,005,554 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: WINDWOOD II MINI-PARK -
NEIGHBORHOOD 1**

**PROJECT: C P/R-5
PRIOR #: 21-31**

DEPARTMENT:

**PARK AND RECREATION
CIP #: CLOSED
J.O. #: 296270**

**COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV**

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION AND DEVELOPMENT OF THE MINI-PARK IN NEIGHBORHOOD 1. PARK IS APPROXIMATELY 1.1 ACRES IN SIZE.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1991.

FUNDING:

TOTAL: \$701,850 100% FBA-CVN



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: DEL MAR TRAILS PARK - NEIGHBORHOOD 5

PROJECT: C/P/R-6

PRIOR #: 21-40

DEPARTMENT:

PARK AND RECREATION

CIP #: CLOSED

J.O. #: 297130

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

3-ACRE MINI-PARK EAST SIDE OF NEIGHBORHOOD 5. LAND GIVEN BY DEVELOPER (3 ACRES FOR TOTAL OF \$850,000). DEVELOPMENT BY DEVELOPER, PER AGREEMENT WITH CITY, AND REIMBURSEMENT FROM FBA FUNDS.

JUSTIFICATION:

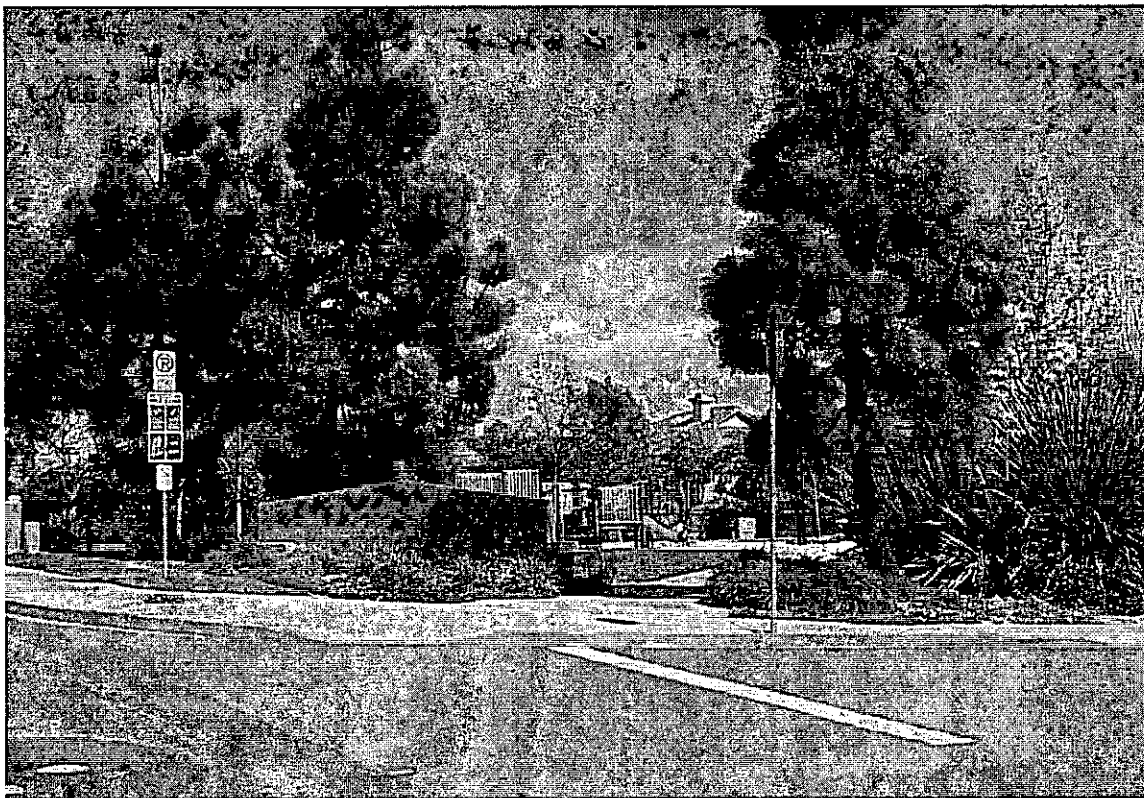
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1993.

FUNDING:

	\$356,339	30% FBA-CVN
	\$850,000	70% DEV/SUB
TOTAL:	\$1,206,339	100%



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL CREEK NEIGHBORHOOD PARK -
NEIGHBORHOOD 1

PROJECT: C P/R-7
PRIOR #: 21-6A

DEPARTMENT:

PARK AND RECREATION
CIP #: CLOSED
J.O. #: 294150

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 12-ACRE NEIGHBORHOOD PARK IN
CONJUNCTION WITH CARMEL CREEK ELEMENTARY SCHOOL.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN
GUIDELINES.

SCHEDULE:

COMPLETED IN 1995.

FUNDING:

	\$4,446,000	97% FBA-CVN
	\$130,000	3% PARK FEE
TOTAL:	\$4,576,000	100%



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CARMEL VIEW MINI-PARK -
NEIGHBORHOOD 6**

**PROJECT: C P/R-8
PRIOR #: 21-34B**

DEPARTMENT:

**PARK AND RECREATION
CIP #: CLOSED
J.O. #: 296450**

**COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV**

DESCRIPTION:

THIS PROJECT PROVIDED A 1-ACRE MINI-PARK IN NEIGHBORHOOD 6.

JUSTIFICATION:

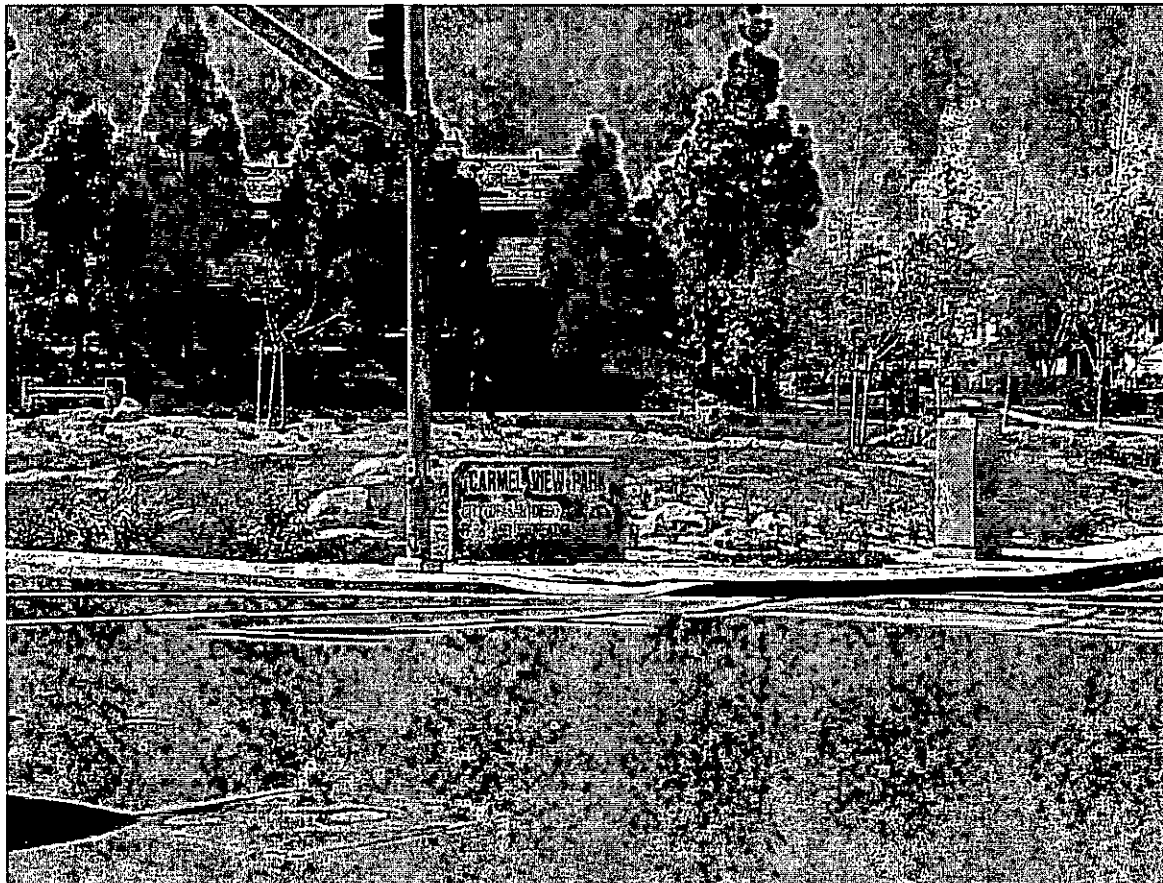
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1999.

FUNDING:

TOTAL: \$441,064 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: ASHLEY FALLS NEIGHBORHOOD PARK -
NEIGHBORHOOD 4

PROJECT: C P/R-9

PRIOR #: 21-6B

DEPARTMENT:

PARK AND RECREATION

CIP #: CLOSED

J.O. #: 296280

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 12-ACRE NEIGHBORHOOD PARK IN
CONJUNCTION WITH ASHLEY FALLS ELEMENTARY SCHOOL.

JUSTIFICATION:

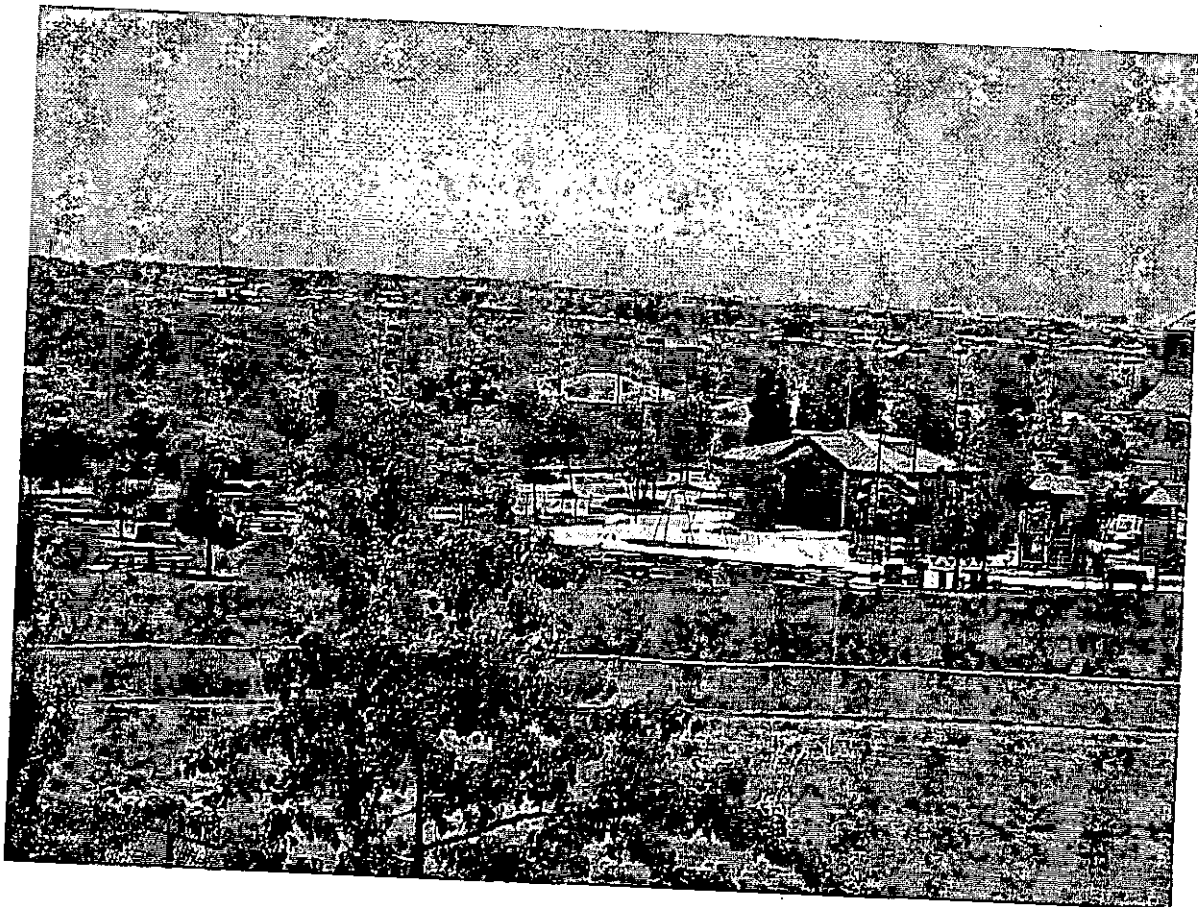
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN
GUIDELINES.

SCHEDULE:

COMPLETED IN 2001.

FUNDING:

TOTAL: \$10,067,190 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TORREY HIGHLANDS PARK OFF-LEASH AREA FOR DOGS **PROJECT:** C P/R-10
PRIOR #: 21-48

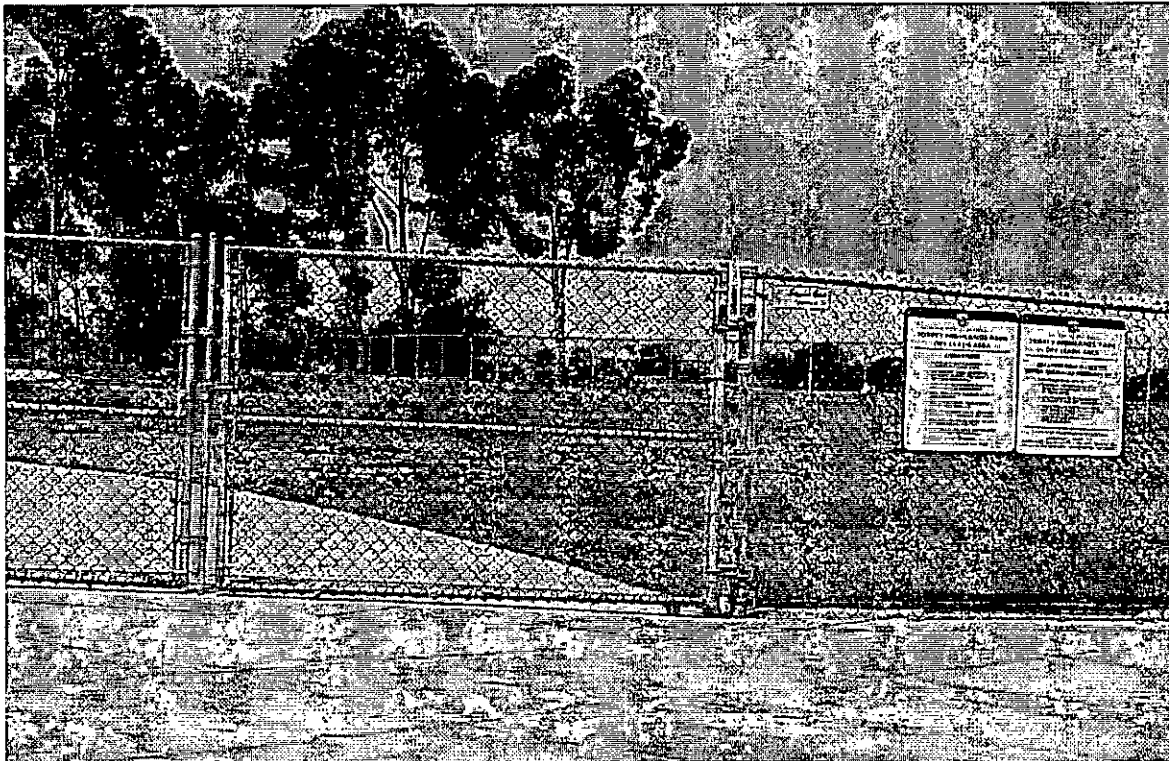
DEPARTMENT:
PARK AND RECREATION **COUNCIL DISTRICT:** 1
CIP #: CLOSED **COMMUNITY PLAN:** CV
J.O. #: 296020

DESCRIPTION:
THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF AN OFF-LEASH AREA IN THE SOUTHERN APPROXIMATE ONE-ACRE OF ENHANCED OPEN SPACE KNOWN AS TORREY HIGHLANDS PARK IN THE CARMEL VALLEY MAINTENANCE ASSESSMENT DISTRICT.

JUSTIFICATION:
STRONG COMMUNITY DEMAND FOR A PARK-LIKE SETTING WHERE OWNERS CAN LEGALLY UNLEASH THEIR DOGS. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:
COMPLETED IN 2002.

FUNDING:
TOTAL: \$15,781 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: CARMEL KNOLLS RENAISSANCE PARK -
NEIGHBORHOOD 1**

**PROJECT: C P/R-11
PRIOR #: 21-30**

DEPARTMENT:

PARK AND RECREATION
CIP #: CLOSED
J.O. #: 296270

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR ACQUISITION AND DEVELOPMENT OF A MINI-PARK AT THE INTERSECTION OF CARMEL CANYON ROAD AND CARMEL KNOLLS ROAD. PARK IS APPROXIMATELY 5 ACRES IN SIZE.

JUSTIFICATION:

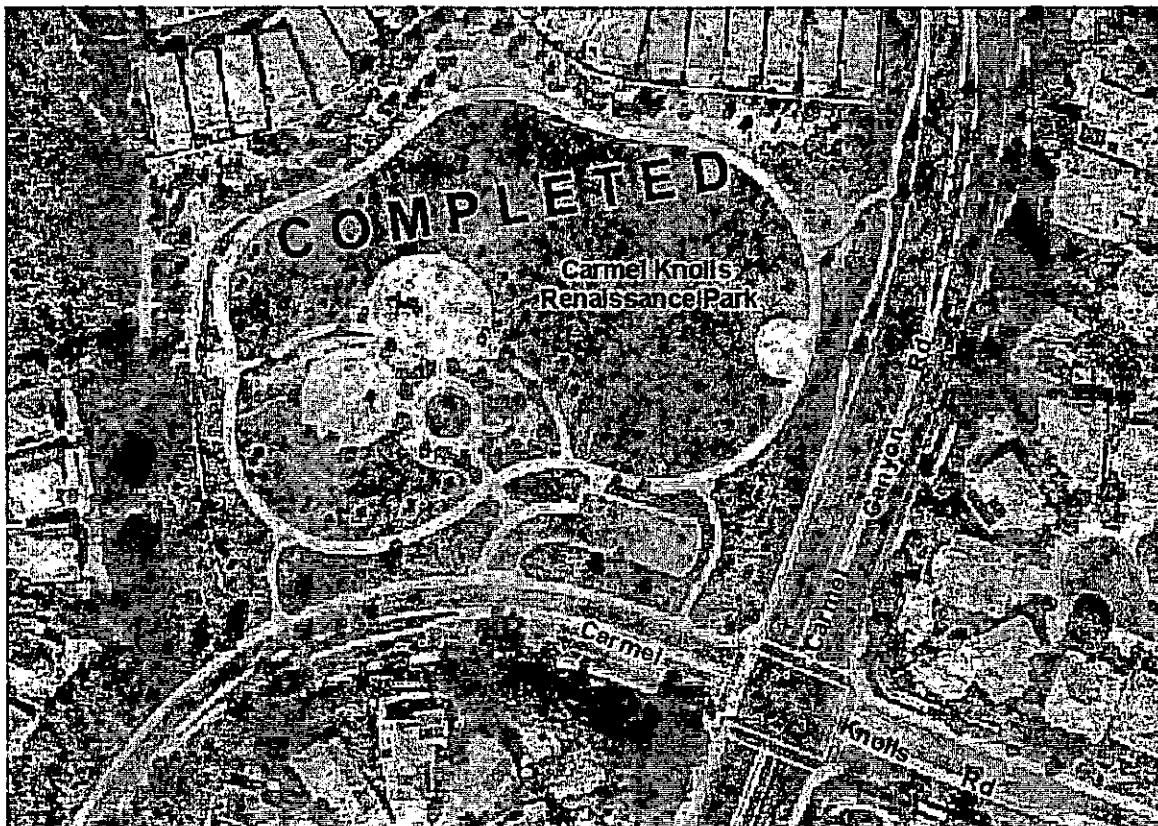
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 2003.

FUNDING:

TOTAL: \$3,545,860 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

**TITLE: SAGE CANYON NEIGHBORHOOD PARK -
NEIGHBORHOOD 10**

**PROJECT: C P/R-12
PRIOR #: 21A-2**

DEPARTMENT:

PARK AND RECREATION
CIP #: CLOSED
J.O. #: 298400

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 12-ACRE NEIGHBORHOOD PARK AND JOINT-USE AREA CONTIGUOUS TO THE 6-ACRE SAGE CANYON ELEMENTARY SCHOOL SITE. AMENITIES ON THE PARK AND JOINT-USE AREA INCLUDE PLAYGROUNDS, MULTI-PURPOSE SPORTS FIELDS AND COURTS, PICNIC FACILITIES, RESTROOMS AND LANDSCAPING.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 2003.

FUNDING:

TOTAL: \$7,590,258 100% FBA-CVS



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL DEL MAR PARK - PLAY AREA UPGRADES **PROJECT:** C P/R-13
PRIOR #: 21-46A

DEPARTMENT:

PARK AND RECREATION
CIP #: CLOSED
J.O. #: 298400

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDED FOR THE UPGRADE AND REPLACEMENT OF PLAYGROUND EQUIPMENT TO MEET STATE AND FEDERAL SAFETY AND ACCESSIBILITY REQUIREMENTS.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 2004.

FUNDING:

	\$46,723	30% FBA-CVN
	\$109,550	70% STATE
TOTAL:	\$156,273	100%



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SOLANA HIGHLANDS NEIGHBORHOOD PARK - PLAY AREA UPGRADES **PROJECT: C P/R-14**
PRIOR #: 21-46B

DEPARTMENT:

PARK AND RECREATION
CIP #: CLOSED
J.O. #: 298410

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDED FOR THE UPGRADE AND REPLACEMENT OF PLAYGROUND EQUIPMENT TO MEET STATE AND FEDERAL SAFETY AND ACCESSIBILITY REQUIREMENTS.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 2005.

FUNDING:

TOTAL: \$299,808 100% FBA-CVN



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: LINEAR PARK - SDG&E EASEMENT (DELETED)

PROJECT: C P/R-15

PRIOR #: 21-47

DEPARTMENT:

PARK AND RECREATION

CIP #: CLOSED

J.O. #: 295430

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

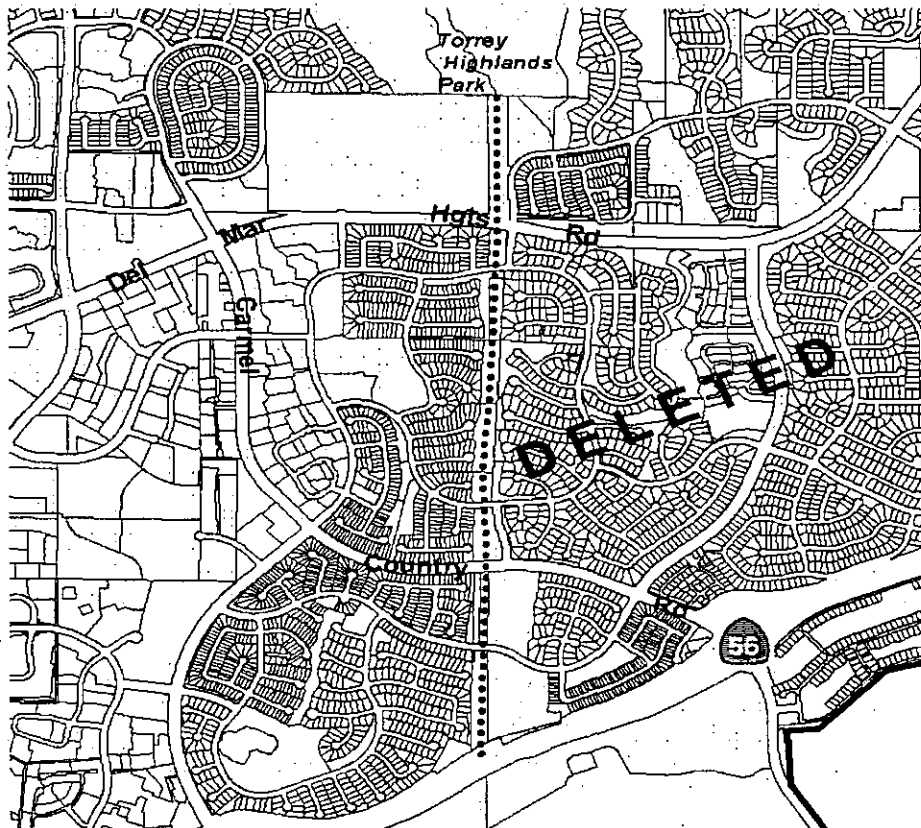
CONVERT THE NETWORK OF EXISTING OVERHEAD TRANSMISSION LINES TO UNDERGROUND LINES WITHIN A SECTION OF THE SDG&E EASEMENT EXTENDING FROM TORREY HIGHLANDS PARK TO SR-56 AND CREATE A PEDESTRIAN PARKWAY AND TRAIL SYSTEM.

NOTES:

THIS PROJECT HAS BEEN DELETED. THE UNEXPENDED FUNDS ALLOCATED FOR DESIGN BY SDG&E HAVE BEEN REFUNDED.

FUNDING:

TOTAL: \$142,152 100% FBA-CVN



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY MULTI-USE TRAIL - SHAW VALLEY PROJECT: C P/R-16

PRIOR #: 21A-21

DEPARTMENT:

**PARK AND RECREATION
CIP #: CLOSED
J.O. #: 526590**

**COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV**

DESCRIPTION:

THIS PROJECT PROVIDED FOR A SURFACED, 8 FOOT HIKING/EQUESTRIAN TRAIL (10,000 FOOT) EXTENDING FROM THE TERMINUS OF THE SOUTHERN EQUESTRIAN TRAIL IN DEL MAR MESA THROUGH NEIGHBORHOOD 10. THE TRAIL THEN CONTINUES SOUTHERLY, UNDER CARMEL MOUNTAIN ROAD AND INTO PENASQUITOS CANYON.

JUSTIFICATION:

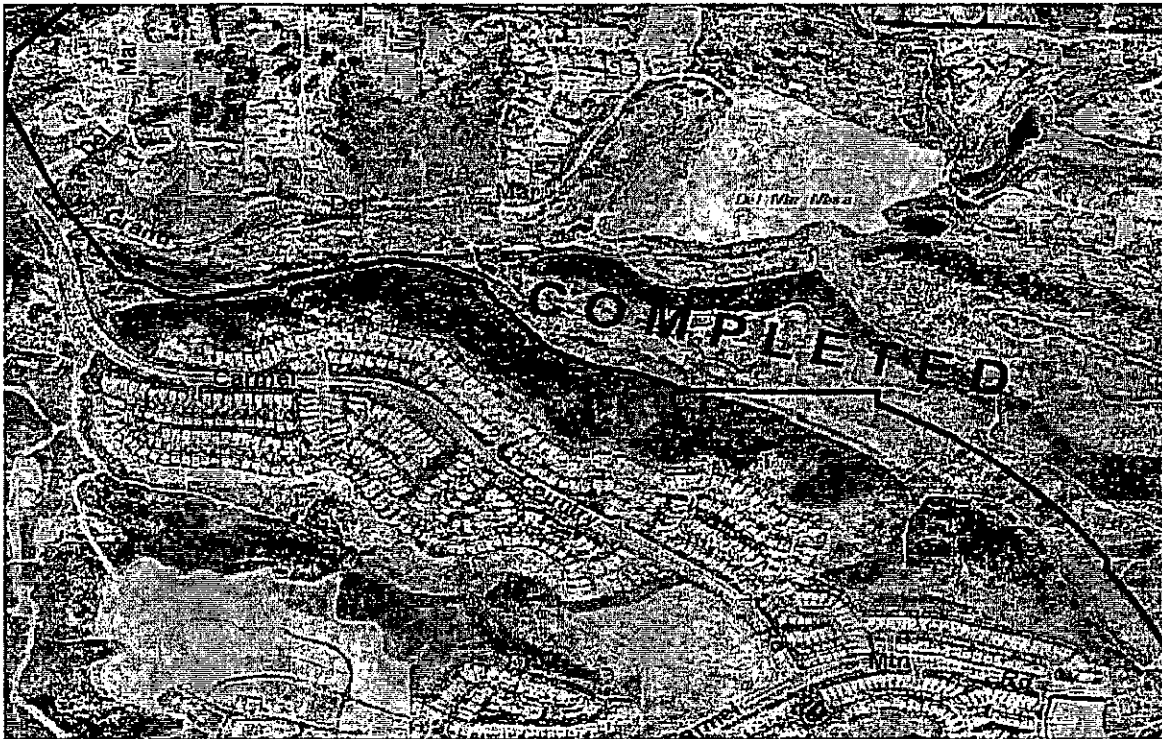
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 2005.

FUNDING:

TOTAL: \$518,494 100% FBA-CVS



Police Projects – Current (All)

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NORTHWEST AREA POLICE STATION

PROJECT: PO-1

PRIOR #: 21-44, 21A-4

DEPARTMENT:

POLICE

CIP #: 36-059.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV, PHR,
THILLS, DMM

DESCRIPTION:

THIS PROJECT PROVIDED FOR THE ACQUISITION OF AN APPROXIMATELY 6 ACRE SITE ON EL CAMINO REAL, AND THE CONSTRUCTION OF A 21,769 SQUARE-FOOT STRUCTURE TO HOUSE A POLICE COMMAND AREA STATION, LIGHT VEHICLE MAINTENANCE FACILITY, FUELING STATION AND CAR WASH.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

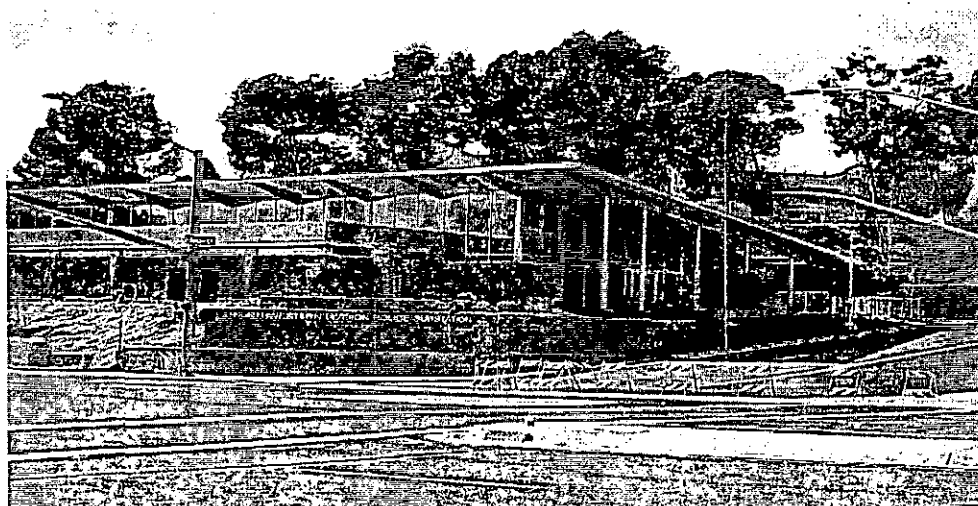
FUNDING ISSUES:

SHARE OF COST CALCULATIONS WERE BASED ON 2030 POPULATION AND EMPLOYMENT PROJECTIONS: CV NORTH- 21.17%; CV SOUTH- 51.70%; TORREY HILLS- 10.97%; DEL MAR MESA- 13.26%; AND PACIFIC HIGHLANDS RANCH- 2.90%.

SCHEDULE:

CONSTRUCTION WAS COMPLETED IN 2007; FUNDING TO BE COMPLETED IN FY 2009.

SOURCE	FUNDING	EXPENDED	CONT APP	FY 2009	FY 2010
FBA-CVN	\$10,046,303	\$9,461,303	\$585,000	\$0	\$0
FBA-CVS	\$2,098,257	\$1,956,459	\$141,798	\$0	\$0
THILLS	\$2,376,647	\$2,376,647	\$0	\$0	\$0
FBA-DMM	\$554,109	\$549,109	\$5,000	\$0	\$0
FBA-PHR	\$4,048,672	\$4,036,672	\$12,000	\$0	\$0
TOTAL	\$19,123,988	\$18,380,190	\$743,798	\$0	\$0



Contact: Siavash Haghkhah
Phone: (619) 533-4434
Email: SHaghkhah@sandiego.gov

Fire Projects – Completed (All)

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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: FIRE STATION #24

PROJECT: C F-1

PRIOR #: 21-3, 21A-3

DEPARTMENT:

FIRE
CIP #: CLOSED
J.O. #: 330140

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV, THILLS

DESCRIPTION:

CONSTRUCTION OF A FIRE STATION ON A SITE WEST OF TORREY PINES HIGH SCHOOL (13802 MERCADO DRIVE). A 6,500 +/- SQUARE FOOT, FOUR PERSON FACILITY HOUSES TWO ENGINES AND ONE BRUSH APPARATUS.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1993.

FUNDING:

\$1,108,500	60% FBA-CVN
\$474,200	26% FBA-CVS
\$199,500	11% THILLS
\$62,000	3% CAPOUT
TOTAL:	\$1,844,200 100%



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Library Projects – Completed (All)

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY BRANCH LIBRARY

PROJECT: C L-1

PRIOR #: 21-4, 21A-6

DEPARTMENT:

LIBRARY

CIP #: CLOSED

J.O. #: 350700, 350701, 790020

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV, THILLS

DESCRIPTION:

CONSTRUCTION OF A 13,000 SQUARE-FOOT LIBRARY ON A 1.5 ACRE SITE LOCATED IN NEIGHBORHOOD 9 ON TOWNSGATE DRIVE. THIS FACILITY SERVES THE CARMEL VALLEY AND TORREY HILLS COMMUNITIES.

JUSTIFICATION:

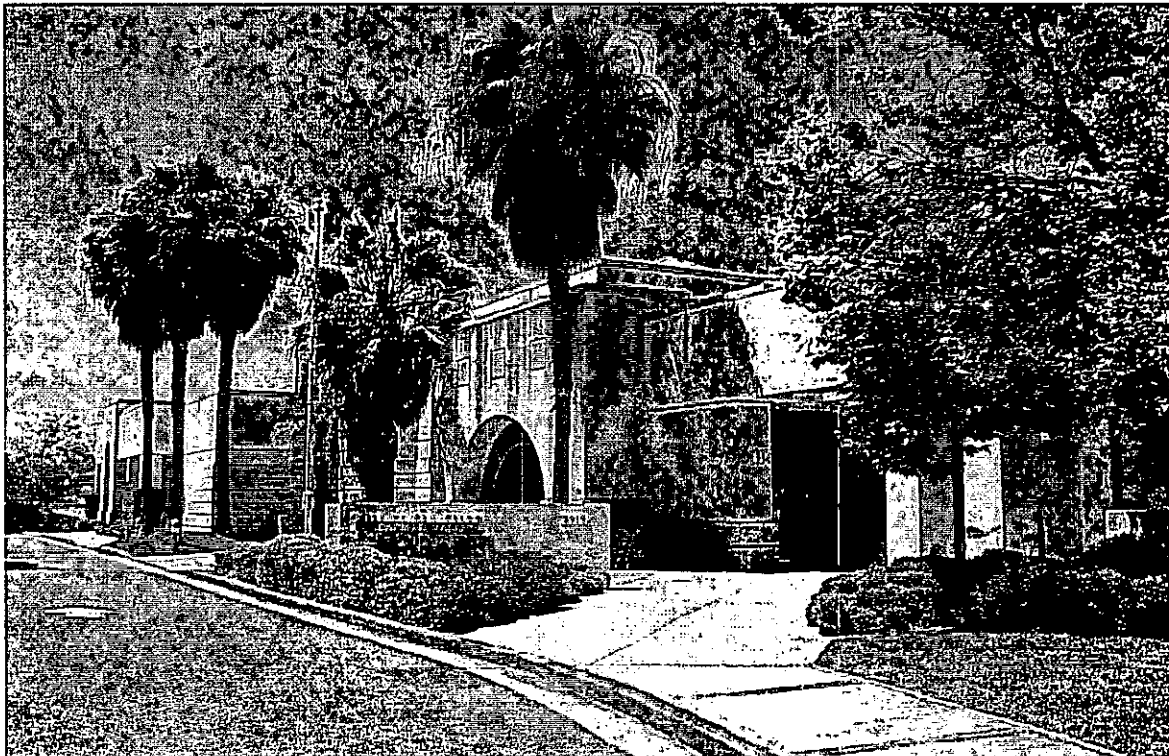
THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1994.

FUNDING:

	\$2,766,258	64% FBA-CVN
	\$1,444,742	33% FBA-CVS
	\$137,000	3% THILLS
TOTAL:	\$4,348,000	100%



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Water & Sewer Projects – *Current and Future*

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: WATER TRANSMISSION LINE RELOCATION

PROJECT: W-1
PRIOR #: 21-41

DEPARTMENT:

WATER
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

PROVIDES FOR THE CONSTRUCTION OF A 30 INCH DIAMETER TRANSMISSION WATERLINE ALONG DEL MAR HEIGHTS ROAD EAST OF CARMEL CANYON ROAD FROM EXISTING 30 INCH WATERLINE AT APPROXIMATELY STATION 104 + 40 FOOT DEL MAR HEIGHTS ROAD AND RECONNECT TO EXISTING WATERLINE AT APPROXIMATELY 141 + 20 FEET DEL MAR HEIGHTS ROAD RIGHT-OF-WAY.

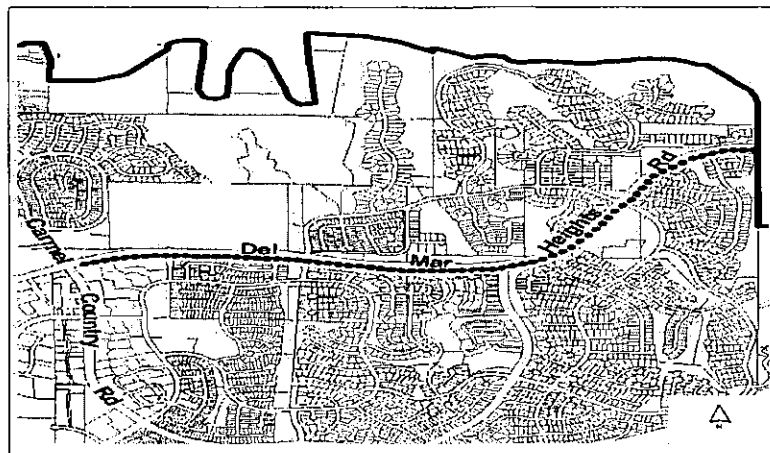
JUSTIFICATION:

THE WATERLINE RELOCATION WAS REQUIRED IN ORDER TO DEVELOP DEL MAR HEIGHTS ROAD WITHIN CARMEL VALLEY IN ACCORDANCE WITH THE COMMUNITY PLAN. THE EXISTING PIPE WAS REMOVED AND A NEW LINE PLACED WITHIN THE NEW DEL MAR HEIGHTS ROAD RIGHT-OF-WAY. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

REIMBURSEMENT FOR THE DESIGN AND CONSTRUCTION OF A PORTION OF THIS PROJECT OCCURRED IN FY 2001. REIMBURSEMENT FOR THE REMAINING PORTION (FUNDED IN FY 2009) IS SUBJECT TO APPROVAL OF A REIMBURSEMENT AGREEMENT.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CVN	\$863,817	\$863,817	\$0	\$0	\$0	\$0
FBA-CV	\$621,183	\$0	\$0	\$621,183	\$0	\$0
TOTAL	\$1,485,000	\$863,817	\$0	\$0	\$0	\$0



Contact: Leonard Wilson
Phone: 619-533-4287
Email: LWilson@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD WATER
TRANSMISSION LINE - SOUTH OF CARMEL
VALLEY ROAD

PROJECT: W-2
PRIOR #: 21A-5

DEPARTMENT:
WATER
CIP #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF A WATER TRANSMISSION LINE EAST OF I-5, ALONG THE ALIGNMENT OF CARMEL MOUNTAIN ROAD, TO THE EASTERN BOUNDARY OF THE COMMUNITY PLAN AREA.

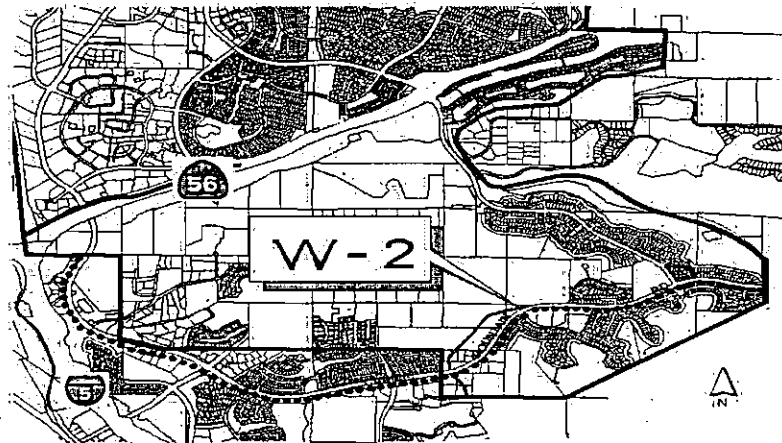
JUSTIFICATION:

THE WATER TRANSMISSION LINE IS REQUIRED IN ORDER TO DEVELOP THE SOUTHERN PORTION OF CARMEL VALLEY IN ACCORDANCE WITH THE COMMUNITY PLAN. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

REIMBURSEMENT TO THE DEVELOPER (FUNDED IN 2009) IS SUBJECT TO APPROVAL OF A REIMBURSEMENT AGREEMENT.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2008	FY 2009	FY 2010
FBA-CVS	\$3,925,000	\$0	\$0	\$2,992,000	\$933,000	\$0
TOTAL	\$3,925,000	\$0	\$0	\$2,992,000	\$933,000	\$0



Contact: Leonard Wilson
Phone: 619-533-4287
Email: LWilson@sandiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL COUNTRY ROAD LOW FLOW CHANNEL **PROJECT:** W-3

DEPARTMENT:

ENGINEERING & CAPITAL PROJECTS

CIP #: N/A

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

THIS PROJECT PROVIDES A PERMANENT HARD BOTTOM LOW FLOW CHANNEL FROM CARMEL COUNTRY ROAD TO THE FIRST DROP STRUCTURE WEST.

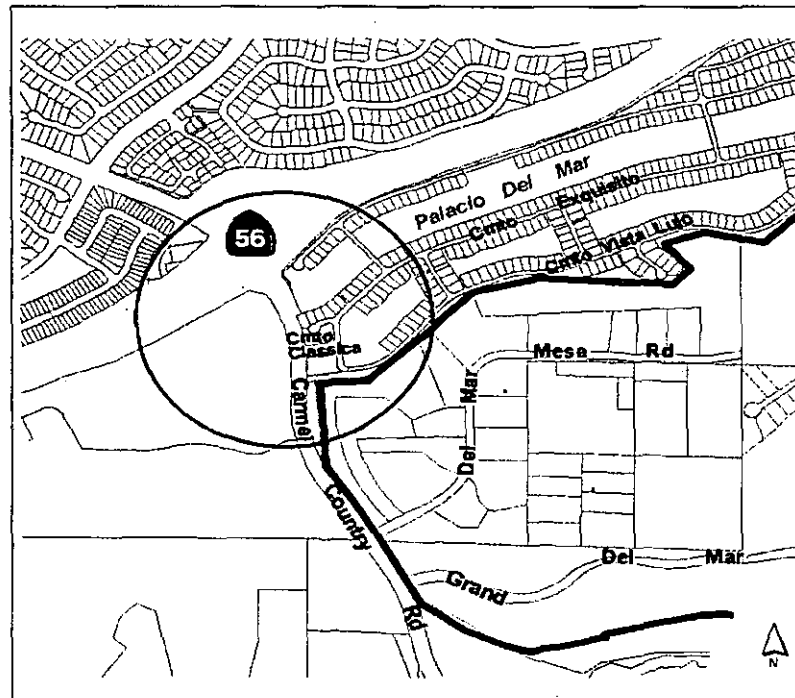
JUSTIFICATION:

THIS PROJECT WILL PROVIDE FOR RELIEF OF WATER PONDING UNDER THE CARMEL COUNTRY ROAD BRIDGE AND TO THE EAST OF THE BRIDGE ON THE PALACIO DEL MAR PROPERTY. THIS CONDITION HAS CREATED A HEALTH AND SAFETY ISSUE FOR AREA RESIDENTS. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

PROJECT DESIGN IS SCHEDULED FOR FY 2009, AND CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2010.

SOURCE	FUNDING	EXPENDED	CONT. APP.	FY 2009	FY 2010	FY 2011
FBA-CV	\$1,712,000	\$0	\$0	\$500,000	\$1,212,000	\$0
TOTAL	\$1,712,000	\$0	\$0	\$500,000	\$1,212,000	\$0



Contact: Jerry McKee
Phone: 619-533-3744
Email: JMcKee@sandiego.gov

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Water & Sewer Projects – Completed

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: GREEN VALLEY PIPELINE

PROJECT: C W-1

PRIOR #: 21-8

DEPARTMENT:

WATER

CIP #: CLOSED

J.O. #: 276440

COUNCIL DISTRICT: 1

COMMUNITY PLAN: CV

DESCRIPTION:

CONSTRUCTION OF A WATER TRANSMISSION LINE BETWEEN THE 30 INCH LINE IN DEL MAR HEIGHTS ROAD AND THE EXISTING 51 INCH MIRAMAR TRANSMISSION LINE UNDER MIRA MESA BOULEVARD (INCLUDES RANCHO BERNARDO PRESSURE REDUCING STATION).

JUSTIFICATION:

THE WATER LINE WAS A REQUIRED THRESHOLD PROJECT TIED TO BUILDING PERMIT ISSUANCE WITHIN CARMEL VALLEY. COMPLETION OF REACHES 1 THROUGH 4 AND PRESSURE REDUCING STATION WAS REQUIRED PRIOR TO EXCEEDING 7,704 EQUIVALENT DWELLING UNITS (EDU'S). COMPLETION OF REACHES 5-8 WAS REQUIRED PRIOR TO EXCEEDING 9,000 EDU'S. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

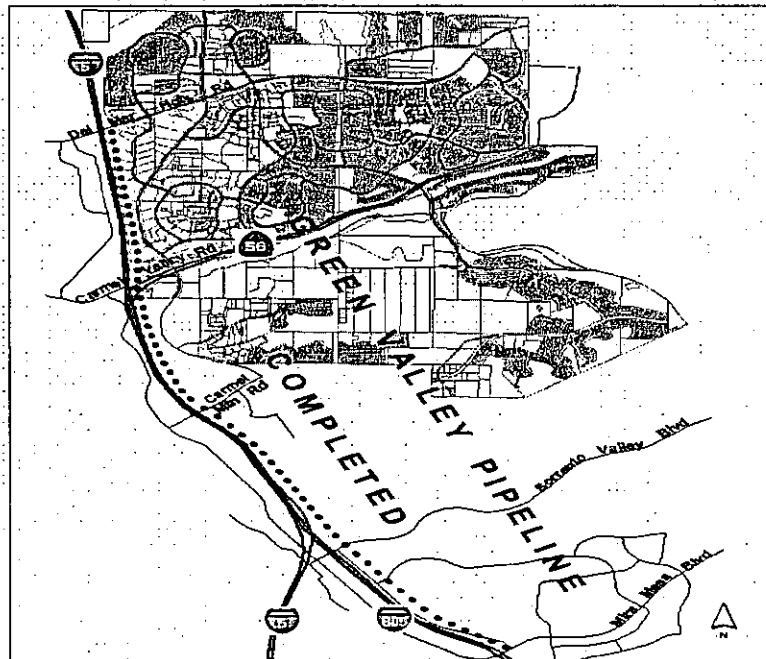
SCHEDULE:

COMPLETED IN 1988.

FUNDING:

TOTAL: \$6,099,641

100% FBA-CVN



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: EXPANSION OF SEWER PUMP STATION 64

PROJECT: C W-2

PRIOR #: 21-10

DEPARTMENT:

METROPOLITAN WASTEWATER

CIP #: N/A

COUNCIL DISTRICT:

1

COMMUNITY PLAN:

CV

DESCRIPTION:

EXPANSION OF SEWER PUMP STATION 64 WITHIN PENASQUITOS LAGOON.

JUSTIFICATION:

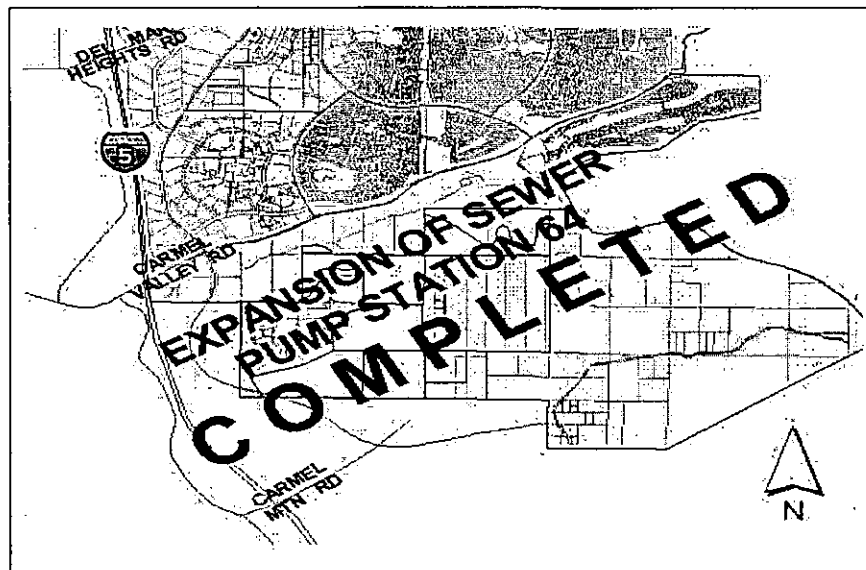
THE EXPANSION OF THE PUMP STATION WAS REQUIRED IN ORDER TO ALLOW SUFFICIENT SEWAGE PUMPING CAPACITY FOR THE CARMEL VALLEY COMMUNITY DEVELOPMENT. THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND GENERAL PLAN GUIDELINES.

SCHEDULE:

COMPLETED IN 1988.

FUNDING:

	\$247,400	50% FBA-CVN
	\$247,400	50% CAPOUT
TOTAL:	\$494,800	



APPENDIX

Facilities Benefit Assessment Numerical Listing
Facilities Benefit Assessment Parcel Location Map

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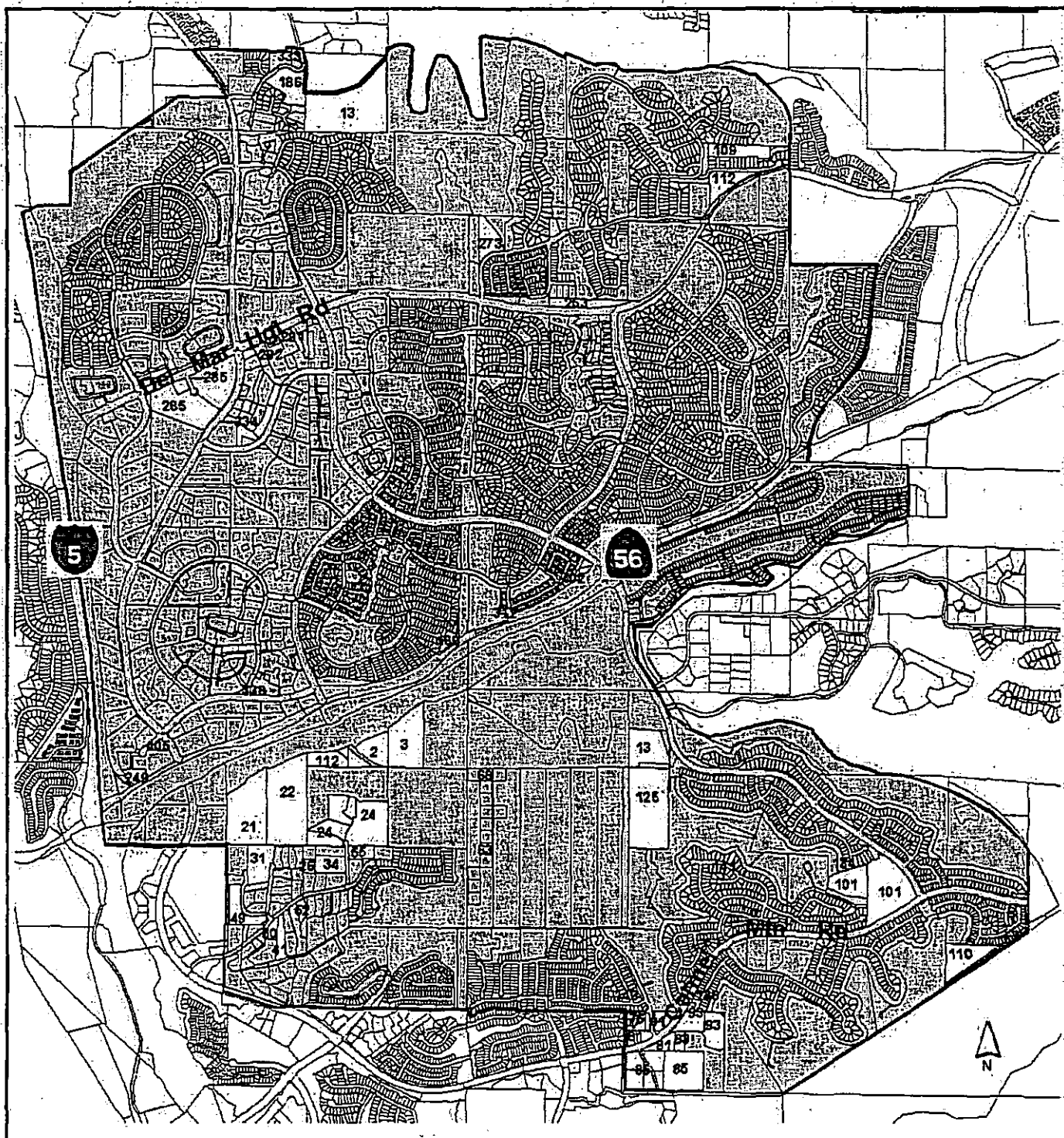
Carmel Valley Facilities Benefit Assessment Numerical Listing - DRAFT

Assmt. No.	Parcel No.	Type of Dev.	Est. EDUs	Est. Total Assmt. Amt.	Property Owner
2	307-023-40	MF	89	\$1,452,462.20	Blosser Robert L & Hudson June C. Marvin Del Carmel
3	307-023-38	MF	89	\$1,452,462.20	Creekside Villa LLC
13.1	304-021-06	SF	4	\$93,256.00	McKean Natural Gas Co.
13.2	307-041-27	SF	1	\$23,314.00	Katz Peter R & Terry M Family Trust 06-09-98
21	307-051-13	IN	16.24	\$1,351,671.12	San Diego Jewish Academy
22	307-051-22	IN	20.21	\$1,682,098.11	San Diego Jewish Academy
24	307-051-16	SF	4	\$93,256.00	Perl Leon Trust (DCSD)
24	307-051-23-26	SF	4	\$93,256.00	Perl Leon Trust (DCSD)
26	307-060-96	SF	1	\$23,314.00	DM Residential LLC
31	307-060-37	SF	4	\$93,256.00	Southerland Rudi
34	307-060-42	SF	2	\$46,628.00	Antin Family Trust 08-31-93
41	307-060-58	SF	2	\$46,628.00	Southerland Rudi
44	307-060-80	CA	0.05	\$4,324.75	Arroyo Sorrento Co.
49	307-060-71	SF	5	\$116,570.00	Murray John & Jane Family Parnters LP
50	307-060-72	SF	1	\$23,314.00	Roders Karen Family Trust 03-12-03
52	307-060-74	SF	1	\$23,314.00	McCarty Family Trust 02-03-98
55	307-061-05	SF	1	\$23,314.00	Perl South Coast Hwy 1 & Arroyo LLC
63	307-071-20	SF	1	\$23,314.00	Anuskiewicz Ronald J.
68	307-071-26	SF	1	\$23,314.00	Kennedy Keris L.
76	307-760-01-13	SF	13	\$303,082.00	Pardee Homes
76	307-760-20-24	SF	5	\$116,570.00	Pardee Homes
81	307-100-09-11	SF	3	\$69,942.00	Pardee Homes
81	307-100-13	SF	17	\$396,338.00	Pardee Homes
83	307-100-14	SF	1	\$23,314.00	Tavelman Jack & Dana
85	307-100-16	SF	23	\$536,222.00	Pardee Homes
85	307-100-17	SF	11	\$256,454.00	Pardee Homes
85	307-100-18	SF	10	\$233,140.00	Pardee Homes
85	307-100-20	SF	9	\$209,826.00	Pardee Homes
85	307-100-35	SF	9	\$209,826.00	Pardee Homes
93	307-100-08	SF	14	\$326,396.00	Pardee Homes
93	307-100-44	SF	25	\$582,850.00	Pardee Homes
93	307-610-32-35	SF	4	\$93,256.00	Pardee Homes
93	307-610-39-40	SF	2	\$46,628.00	Pardee Homes
101	308-030-45	SF	5	\$116,570.00	Pardee Homes
101	308-030-50	CA	4	\$345,979.76	Pardee Homes
101	308-030-50	MF	52	\$848,629.60	Pardee Homes
109	304-080-01	SF	8	\$186,512.00	Demeses LLC, Santos Et Al, Munoz Family TR
110	308-031-02	SF	18	\$419,652.00	Pardee Homes
112.1	304-080-11	IN	1.86	\$154,809.62	Congregation Beth AM of North County
112.2	307-023-28	CA	2.79	\$241,320.88	Kaiser Foundation Health Plan Inc
112.2	307-023-41	CA	1.32	\$114,173.32	Kaiser Foundation Health Plan Inc
112.2	307-023-43	CA	0.7	\$60,546.46	Kaiser Foundation Health Plan Inc
125	307-080-05	SF	1	\$23,314.00	Hecht-Nielsen Robert & Judith Living Trust 07-16-97
129	307-061-09	SF	1	\$23,314.00	Shiraki Toru & Tatsuko
134	308-092-15 & 16	SF	2	\$46,628.00	Pardee Homes
137	308-150-48-50	SF	3	\$69,942.00	Pardee Homes

Carmel Valley Facilities Benefit Assessment Numerical Listing - DRAFT

Assmt. No.	Parcel No.	Type of Dev.	Est. EDUs	Est. Total Assmt. Amt.	Property Owner
137	308-151-16-22	SF	7	\$163,198.00	Pardee Homes
137	308-151-68-85	SF	18	\$419,652.00	Pardee Homes
138	307-610-03-05	SF	3	\$69,942.00	Pardee Homes
141	307-730-01	SF	1	\$23,314.00	Pardee Homes
141	307-730-05-06	SF	2	\$46,628.00	Pardee Homes
141	307-730-28-30	SF	3	\$69,942.00	Pardee Homes
141	307-730-61	SF	1	\$23,314.00	Pardee Homes
142	307-741-22				Pardee Homes
143	307-750-01-11	SF	11	\$256,454.00	Pardee Homes
143	307-750-21-28	SF	8	\$186,512.00	Pardee Homes
143	307-750-41	SF	1	\$23,314.00	Pardee Homes
143	307-751-27-28	SF	2	\$46,628.00	Pardee Homes
143	307-751-35-56	SF	22	\$512,908.00	Pardee Homes
143	307-751-58 & 59	SF	2	\$46,628.00	Pardee Homes
160	307-163-69	OS	0	\$0.00	NM Homes One LLC
164	307-330-62	SF	2	\$46,628.00	City of San Diego
186	304-010-28	SF	10	\$233,140.00	Wilson Andrew & Beatrice
188	304-050-44	SF	4	\$93,256.00	Fargo, Jeff, Dean and David
249	307-240-03	CA	1.11	\$96,009.38	Pardee Homes
249	307-240-04	CA	1.95	\$168,665.13	Pardee Homes
253	304-052-05	OS	3.96	\$0.00	Marlin Development
273	304-114-07	SF	4	\$93,256.00	San Diego Gas & Electric
285	304-070-43	IA	1.49	\$119,845.62	KRCC LLC
285	304-070-49	IA	1.14	\$91,693.96	KRCC LLC
285	304-070-52	IA	8.57	\$689,313.38	KRCC LLC
285	304-070-57	IA	11.79	\$948,308.61	KRCC LLC
291	304-071-38	CA	0.69	\$59,681.51	Del Mar Highlands Town Ctr Assoc I
292	304-071-44	CA	1.11	\$96,009.38	Del Mar Highlands Town Ctr Assoc I
312	307-331-75	SF	1	\$23,314.00	NM Homes One LLC
333	304-010-38	SF	1	\$23,314.00	Nakamura William H
334	304-072-26	CA	1.24	\$107,253.73	Del Mar Highlands Town Ctr Assoc II
334	304-072-28	CA	0.84	\$72,655.75	Del Mar Highlands Town Ctr Assoc II
334	304-072-30	CA	1.08	\$93,414.54	Del Mar Highlands Town Ctr Assoc II
334	304-072-31	CA	1.74	\$150,501.20	Del Mar Highlands Town Ctr Assoc II
334	304-072-33	CA	0.56	\$48,437.17	Del Mar Highlands Town Ctr Assoc II
334	304-072-34	CA	0.69	\$59,681.51	Del Mar Highlands Town Ctr Assoc II
334	304-072-38	CA	1.58	\$136,662.01	Del Mar Highlands Town Ctr Assoc II
334	304-072-40	CA	1.61	\$139,256.85	Del Mar Highlands Town Ctr Assoc II
338	307-024-01	CA	0.56	\$48,437.17	Piazza Retail LLC
402	307-330-89	SF	2	\$46,628.00	Nguyen Minh & Bichvan T
405	307-240-05	CA	0.87	\$75,250.60	Carmel Valley Residence Hotel LLC
406	307-330-90	SF	4	\$93,256.00	Zinovieva, Kristina, Ibarra, Mark

Facilities Benefit Assessment Parcel Location Map



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Facilities Benefit Assessment Schedule

FISCAL YEAR	S/ SFDU	S/ MFDU	S/ CAC	S/ IAC	S/ INSTAC
2009	\$23,314	\$16,320	\$86,495	\$80,433	\$83,231
2010	\$24,946	\$17,462	\$92,550	\$86,063	\$89,057
2011	\$26,692	\$18,685	\$99,028	\$92,088	\$95,291
2012	\$28,027	\$19,619	\$103,980	\$96,692	\$100,056
2013	\$29,428	\$20,600	\$109,179	\$101,527	\$105,059

CARMEL VALLEY PUBLIC FACILITIES FINANCING PLAN
(Development Impact Fee Analysis)

001675

- 1) What is the purpose of the impact fee? – The proposed impact fees are to ensure that redevelopment provides its fair share funding for community public facilities.
- 2) What is the use to which the fee is to be applied? – The impact fees will be used to finance transportation, park, fire, library, water, sewer, and police facilities. A list of the public facilities projects begins on, starting on appendix page A-3 of the Carmel Valley Public Facilities Financing Plan.
- 3) What is the reasonable relationship between the fee's use and the type of development project on which the fee is imposed? – The impact fees will be used to provide for a fair share contribution for community infrastructure projects needed to serve both residential and non-residential development based on the increased intensity of their development. Credit will be given for any existing development.
- 4) What is the reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed?
 - Transportation Projects: Both residential development and non-residential development utilize the communities' transportation system which requires various street projects, traffic signal interconnect systems, and medians.
 - Park and Recreation Projects: Residential development utilizes the communities' parks and improvements are necessary based on the population at full community development and the General Plan guidelines to maintain the existing levels of service.
 - Fire Project: Both residential and non-residential development utilizes Fire department services and a station is necessary based on the population at full community development to maintain the existing levels of service.
 - Police Project: Both residential and non-residential development utilizes Police department services and a station is necessary based on the population at full community development to maintain the existing levels of service.
 - Water and Sewer Lines: Both residential and non-residential development utilizes water and sewer lines and new or expanded lines are necessary based on the population at full community development to maintain the existing levels of service.
 - Library Project: Residential development utilizes community libraries, and libraries are necessary based on the population at full community development and the General Plan guidelines to maintain the existing levels of service.

REQUEST FOR COUNCIL ACTION

CITY OF SAN DIEGO

1. CERTIFICATE NUMBER
(FOR AUDITOR'S USE ONLY)

N/A

345

05/27

001677

TO: CITY ATTORNEY	2. FROM: (ORIGINATING DEPARTMENT) CITY PLANNING & COMMUNITY INVESTMENT DEPARTMENT	3. DATE February 14, 2008
4. SUBJECT: CARMEL VALLEY PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, FISCAL YEAR 2009		
5. PRIMARY CONTACT (NAME, PHONE, MAIL ST.) MEGAN SHEFFIELD / X 33672 / 606F	6. SECONDARY CONTACT (NAME, PHONE, MAIL ST.) PAM BERNASCONI / X 33677 / 606F	7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED: <input checked="" type="checkbox"/>

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND					9. ADDITIONAL INFORMATION / ESTIMATED COST: None by this action.
DEPARTMENT					
ORGANIZATION					
OBJECT ACCOUNT					
JOB ORDER					
C.I.P. NUMBER					
AMOUNT					

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIGINATING DEPARTMENT	<i>Charlene M. Gabriel</i> CHARLENE M. GABRIEL		8	COO	<i>Jay Goldstone</i> JAY GOLDSTONE	3/13/08
2	DSD/EAS	<i>Allison Sherwood</i> ALLISON SHERWOOD	2-26-08	9	CITY ATTORNEY	<i>Jana Garmo</i> JANA GARMO	3/28/08
3	LIASON OFFICE	<i>Ed Plank</i> ED PLANK	3/29/08	10	ORIG. DEPT.	<i>Charlene M. Gabriel</i> CHARLENE M. GABRIEL	4/15/08
4	FM/CIP	<i>Angela Platts</i> ANGELA PLATTS	3/11/08				
5	AUDITOR	<i>Rdr Rucito</i> RDR RUCITO					
6	EOCP	EXEMPT PER MEMO DATED 11-15-07					
7	DEPUTY CHIEF	<i>William Anderson</i> WILLIAM ANDERSON	3/1/08				

DOCKET COORD:

COUNCIL LIAISON:

COUNCIL PRESIDENT

☐

SPOB

☐

CONSENT

☐

ADOPTION

☐

REFER TO:

COUNCIL DATE

11. PREPARATION OF: ☒ RESOLUTION(S) ☐ ORDINANCE(S) ☐ AGREEMENT(S) ☐ DEED(S)

11A. STAFF RECOMMENDATIONS:

See requested actions and staff recommendations on the reverse side of this sheet.

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 1

COMMUNITY AREA(S): Carmel Valley

ENVIRONMENTAL IMPACT: This plan is a financing measure and is exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

GUIDELINES: These financing revisions do not alter the public facilities to be provided in the planning area, as addressed in the Environmental Impact Report (EIR) No. 89-1222.

HOUSING IMPACT: There is no housing impact as a result of this action.

CITY CLERK: Send copies of resolutions to Megan Sheffield, MS 606F. Two weeks prior noticing of Public Hearing by newspaper is required by the City Clerk.

OTHER ISSUES: Staff will mail notices to property owners who have cash assessments.

SCHEDULE: Resolution of Intention on April 21, 2008; Public Hearing at Council on May 27, 2008.

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REQUESTED ACTION:

- 1) Approve the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009; 2) Adopt a Resolution of Intention to designate an area of benefit for a Facilities Benefit Assessment (FBA) in Carmel Valley; 3) Adopt a Resolution of Designation for the FBA in Carmel Valley; 4) Approve the setting of Development Impact Fees (DIF) consistent with the FBA in Carmel Valley for those developments which have never been assessed or otherwise agreed to pay an FBA; and 5) Authorize the City Auditor and Comptroller to modify individual Capital Improvement Program project budgets.

STAFF RECOMMENDATION:

Approve the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009; rescind the existing Facilities Benefit Assessment (FBA) and Development Impact Fees (DIF) and establish new FBA and DIF for Carmel Valley.

RECEIVED
CITY CLERK'S OFFICE
08 APR - 7 AM 9:55
SAN DIEGO, CALIF.

CITY ATTORNEY
08 MAR 17 PM 12:19
CIVIL DIVISION

001679

EXECUTIVE SUMMARY SHEET

DATE ISSUED: April 16, 2008

REPORT NO. 08-054

ATTENTION: Council President and Members of the City Council

ORIGINATING DEPT.: City Planning & Community Investment Department

SUBJECT: Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009

COUNCIL DISTRICT: 1

CONTACT/PHONE #: Megan Sheffield, (619) 533-3672

REQUESTED ACTION:

Council authorization to approve the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009; adopt a Resolution of Intention to designate an area of benefit; Adopt a Resolution of Designation; approve the setting of Development Impact Fees consistent with the FBA in Carmel Valley; and authorize the City Auditor and Comptroller to modify individual Capital Improvement Program project budgets.

STAFF RECOMMENDATION:

Approve the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009; rescind the existing Facilities Benefit Assessments and Development Impact Fees and establish new Facilities Benefit Assessments (FBA) and Development Impact Fees (DIF) for Carmel Valley.

EXECUTIVE SUMMARY:

The Public Facilities Financing Plan details the public facilities that will be needed through the ultimate development of Carmel Valley. Carmel Valley is an area in the later stages of development where significant infrastructure construction has occurred. This plan revises and updates the Fiscal Year 2007 Plan (R-301977 dated October 17, 2006). The objective of the FBA is to insure that funds will be available in sufficient amounts to provide community facilities when needed. The FBA will be collected at building permit issuance stage of development and deposited into an interest earning account for Carmel Valley.

The goal of the FBA is to ensure that funds will be available in sufficient amounts to provide community facilities when needed. With this update, the two community FBA funds, Carmel Valley North FBA and Carmel Valley South FBA, will be consolidated and one cashflow will be developed. Residential and non-residential development in both the northern and southern areas of Carmel Valley have paid on the same assessment schedule since the implementation of the FBA program, as will all future development in Carmel Valley.

The current assessment schedule will provide sufficient funding for the remaining facilities in Carmel Valley, therefore no change to the current assessment schedule is proposed beyond a 7% inflation factor which is reflected in the FY 2009 assessments as well as future year project cost estimates. The assessments for FY 2008 and FY 2009 are as follows:

LAND USE	CURRENT FY 2008 ASSESSMENT	PROPOSED FY 2009 ASSESSMENT
SINGLE FAMILY UNITS	\$21,789	\$23,314
MULTI-FAMILY UNITS	\$15,253	\$16,320
COMMERCIAL (per acre)	\$80,837	\$86,495
INDUSTRIAL (per acre)	\$75,172	\$80,433
INSTITUTIONAL (per acre)	\$77,787	\$83,231

There are a total of 24 current and proposed new projects, and adjustments have been made to project costs to allow for inflation and updated estimates.

FISCAL CONSIDERATIONS:

Adoption of this revised Public Facilities Financing Plan will continue to provide a funding source for the public facilities identified in Carmel Valley.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

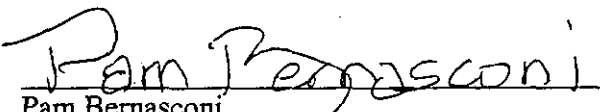
On March 12, 2008 LU&H unanimously approved the Public Facilities Financing Plan on Consent Agenda.

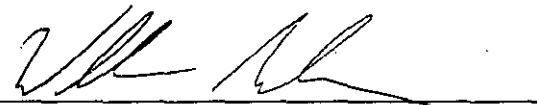
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The Carmel Valley Planning Group voted (15-1) to approve the draft Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009 at its meeting of February 12, 2008.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

All property owners with remaining new development are listed on the Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009 Assessment Roll, starting on appendix page A-3. These property owners will be mailed a notice of the public hearing and copy of the financing plan. The owners will have liens placed upon their property and will be required to pay Facilities Benefit Assessments upon any building permit issuance when developing their property. Any redevelopment which increases the intensity of existing uses may be subject to an impact fee per Attachment 2.


Pam Bernasconi
Facilities Financing Supervising Project
Manager; City Planning and Community
Investment


William Anderson, FAICP
Deputy Chief Operating Office: Executive
Director of City Planning & Community
Investment

CMG/MFS

Attachments: 1. Carmel Valley Public Facilities Financing Plan, Fiscal Year 2009
2. Development Impact Fee Analysis

Note: Due to the size of the attachment, only a limited distribution was made. A copy is available for review in the Office of the City Clerk.

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CARMEL VALLEY PUBLIC FACILITIES FINANCING PLAN
(Development Impact Fee Analysis)

- 1) What is the purpose of the impact fee? – The proposed impact fees are to ensure that redevelopment provides its fair share funding for community public facilities.
- 2) What is the use to which the fee is to be applied? – The impact fees will be used to finance transportation, park, fire, library, water, sewer, and police facilities. A list of the public facilities projects begins on, starting on appendix page A-3 of the Carmel Valley Public Facilities Financing Plan.
- 3) What is the reasonable relationship between the fee's use and the type of development project on which the fee is imposed? – The impact fees will be used to provide for a fair share contribution for community infrastructure projects needed to serve both residential and non-residential development based on the increased intensity of their development. Credit will be given for any existing development.
- 4) What is the reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed?
 - **Transportation Projects:** Both residential development and non-residential development utilize the communities' transportation system which requires various street projects, traffic signal interconnect systems, and medians.
 - **Park and Recreation Projects:** Residential development utilizes the communities' parks and improvements are necessary based on the population at full community development and the General Plan guidelines to maintain the existing levels of service.
 - **Fire Project:** Both residential and non-residential development utilizes Fire department services and a station is necessary based on the population at full community development to maintain the existing levels of service.
 - **Police Project:** Both residential and non-residential development utilizes Police department services and a station is necessary based on the population at full community development to maintain the existing levels of service.
 - **Water and Sewer Lines:** Both residential and non-residential development utilizes water and sewer lines and new or expanded lines are necessary based on the population at full community development to maintain the existing levels of service.
 - **Library Project:** Residential development utilizes community libraries, and libraries are necessary based on the population at full community development and the General Plan guidelines to maintain the existing levels of service.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING AN AREA OF BENEFIT IN CARMEL VALLEY AND THE BOUNDARIES THEREOF, CONFIRMING THE DESCRIPTION OF PUBLIC FACILITIES PROJECTS, THE COMMUNITY FINANCING PLAN AND CAPITAL IMPROVEMENT PROGRAM WITH RESPECT TO PUBLIC FACILITIES PROJECTS, THE METHOD FOR APPORTIONING THE COSTS OF THE PUBLIC FACILITIES PROJECTS AMONG THE PARCELS WITHIN THE AREA OF BENEFIT AND THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENTS CHARGED TO EACH SUCH PARCEL, THE BASIS AND METHODOLOGY FOR ASSESSING AND LEVYING DISCRETIONARY AUTOMATIC ANNUAL INCREASES IN FACILITIES BENEFIT ASSESSMENTS, AND PROCEEDINGS THERETO, AND ORDERING OF PROPOSED PUBLIC FACILITIES PROJECT IN THE MATTER OF ONE FACILITIES BENEFIT ASSESSMENT AREA.

WHEREAS, the Council of the City of San Diego [Council] has by its Resolution No. R-_____ declared its intention to order the acquisition of certain property and the construction of certain public improvements, appurtenances and appurtenant work [Public Facilities Projects], and to designate the Carmel Valley Benefit Assessment area under the provisions of Ordinance No. O-15318 (New Series) of the Council [Ordinance]; and

WHEREAS, by Resolution No. R-_____, the Council has approved a document prepared by the City Planning & Community Investment Department titled, the "Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009," [the Report]; and

WHEREAS, in Resolution No. R-_____, the Council fixed **10:00 a.m. on the 27th day of May, 2008**, at the City Council Chambers, 202 C Street, San Diego, California, as

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the time and place of hearing protests and objections to the Public Facilities Projects proposed in the Report to be made, the extent of the facilities benefit assessment area of benefit proposed to be designated, and/or to the proposed facilities benefit assessments to be levied upon parcels within the area of benefit; and

WHEREAS, the City Clerk has given notices of the passage of the Resolution of Intention, Resolution No. R-_____, and of the time and place and purpose of the hearing, all as required by Section 61.2205 of the Ordinance; and

WHEREAS, the City Clerk has filed with the Council an affidavit setting forth the time and manner of the compliance with the requirements of the Ordinance for publishing and mailing of the notices; and

WHEREAS, at the time and place stated in the notices, a hearing was duly held by the Council; and during the course of the hearing, the Report was duly presented and considered, and all written protests and objections received, if any, were duly presented, read, heard and considered, and all persons appearing at the hearing and desiring to be heard in the manner of the Report were heard; and a full, fair and completed hearing has been had; and the Council is fully informed in the premises; and

WHEREAS, the Council has examined and considered the community financing plan and capital improvement program with respect to the proposed Public Facilities Projects; the boundaries of the facilities benefit assessment area of benefit; the description of the Public Facilities Projects; the estimated costs for the construction of the Public Facilities Projects and the method pursuant to which the costs are to be apportioned among the parcels within the area of benefit; the amount of the facilities benefit assessments which will be charged to each such parcel; the basis and methodology upon which automatic annual increases in facilities benefit

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assessments will be computed, assessed and levied, without the necessity for further proceeding; the amount of the contribution or advance which the City or other public entity will make toward the total cost, all as proposed in the Report, and the proceedings prior thereto, and the evidence presented at the hearing;

WHEREAS, residential and non-residential development in the northern and southern areas of Carmel Valley have comprised and will continue to comprise the same area of benefit and have paid on the same assessment schedule since the implementation of that FBA program;

WHEREAS, the Carmel Valley community is near build out, and the goal of the Carmel Valley FBA is to ensure sufficient funds are available to provide needed community public facilities; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. The hearing has been duly held, and each and every step in the proceedings prior to and including the hearing has been duly and regularly taken. The Council is satisfied with the correctness of the Report, including the community financing plan and capital improvement program with respect to the Public Facilities Projects; the boundaries or the facilities benefit assessment area of benefit; the description of the Public Facilities Projects; the costs for the construction of the Public Facilities Projects, and the method pursuant to which the costs are to be apportioned among the parcel within the area of benefit; the amount of the facilities benefit assessments which will be charged to each such parcel; the basis and methodology upon which automatic annual increases in facilities benefit assessments will be computed, assessed and levied; and the amount of the contribution or advance which the City or other public entity will make toward the total cost; and any and all protests, objections or appeals are overruled and denied. The Council does confirm the proceedings and the Report.

2. The Council orders the proposed Public Facilities Projects to be undertaken and completed as described in the Report and these proceedings.
3. The Council does confirm and approve the community financing plan and capital improvement program with respect to the Public Facilities Projects as set forth in the Report.
4. The Council does confirm and fix the total costs of the Public Facilities Projects financed out of facilities benefit assessments to be the amount shown in the Report, i.e. \$148,913,094.
5. The Council does confirm and fix the boundaries of the facilities benefit assessment area of benefit as shown on the diagram of the area of benefit contained in the Report.
6. The Council does confirm and approve of the method pursuant to which the costs of the Public Facilities Projects are to be apportioned among the parcels within the area of benefit as set forth in the Report and confirms and fixes the amount of the facilities benefit assessments which will be charged to each such parcel to be the amounts shown in the Report subject to automatic annual increases pursuant to Section 7 of this Resolution.
7. The Council does confirm, approve and direct that all fees due under the Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009, shall be those fees in effect at the time the building permit is pulled.
8. The Council does confirm and approve the basis and methodology upon which automatic annual increases in facilities benefit assessments will be computed, assessed and levied, without the necessity for further proceeding as proposed in Resolution No. R-_____ of the Council and the Report. It shall be the duty and obligation of the City

Planning & Community Investment Department to make the computations and determinations pursuant to this Section of this Resolution.

9. The Council does confirm and fix the amount of the contribution or advance which the City or other public entity will make toward the total cost to be the amount shown in the Report.

10. The City Planning & Community Investment Department is authorized and directed to prepare a map of the boundaries of the area of benefit based on this Resolution and to file the map with the City Clerk in accordance with the provisions of Section 61.2209(a) of the Ordinance. The City Clerk is authorized and directed to record the map in the office of the County Recorder of the County of San Diego.

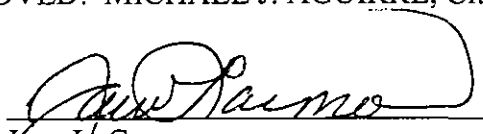
11. The City Clerk is authorized and directed to execute and record a Notice of Assessment in the office of the County Recorder of the County of San Diego in accordance with the provisions of Section 61.2209(b) of the Ordinance.

12. The Auditor and Comptroller is authorized and directed to transfer, appropriate and expend the subject FBA funds as necessary to facilitate the consolidation of funds and the timely payment of all Camel Valley public facilities projects.

BE IT FURTHER RESOLVED, that this activity is not subject to CEQA pursuant to State Guidelines Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Jana L. Garmo
Deputy City Attorney

JLG:als
04/01/08
Or.Dept:Planning
R-2008-842
MMS#6041

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE DEVELOPMENT IMPACT
FEE SCHEDULE FOR PROPERTIES WITHIN CARMEL
VALLEY.

BE IT RESOLVED, by the Council of the City of San Diego, that the assessment fee schedule contained in the Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009, as adopted and approved on _____, 2008 by Resolution No. R-_____ is declared to be an appropriate and applicable development impact fee schedule [DIF] for all development within the Carmel Valley Community that has either never been assessed under the Carmel Valley Public Facilities Financing Plan or has not otherwise agreed to the payment of Facilities Benefit Assessment fees as prescribed by the City Council.

BE IT FURTHER RESOLVED, all fees due under the Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009, shall be those fees in effect at the time the building permit is pulled.


BE IT FURTHER RESOLVED, that the Docket Supporting Information [Report to the City Council No. _____], including all exhibits and attachments thereto, and the text contained in the Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2009, a copy of which is on file in the office of the City Clerk as Document No. RR-_____, is incorporated by reference into this Resolution as support and justification for satisfaction of findings required pursuant to California Government Code sections 66001(a) and 66001(b) for imposition of DIFs. Specifically, it is determined and found that this documentation:

1. Identifies the purpose of the DIF;
2. Identifies the use to which the DIF is to be put;
3. Demonstrates how there is a reasonable relationship between the DIF's use and the type of development project on which the DIF is imposed; and
4. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the DIF is imposed.

BE IT FURTHER RESOLVED, that this activity is not subject to CEQA pursuant to State Guidelines Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Jana L. Garmo
Deputy City Attorney

JLG:als
03/28/08
Or.Dept:Planning
R-2008-843
MMS#6041

001691

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor